

# PRIVATE ISLANDS

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FALL/WINTER 2016-2017

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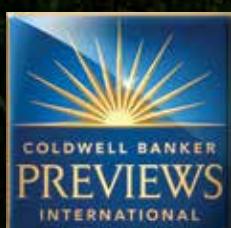


**STRUM ISLAND**  
An Exclusive Island Retreat  
Mahone Bay, Nova Scotia, Canada

CAD 2,000,000 PER FRACTIONAL SHARE

INQUIRIES  
Mariana Cowan  
Coldwell Banker Supercity Realty  
902 221 4498

[www.strumisland.com](http://www.strumisland.com)



A 'one of a kind', majestic, escape surrounded by nature's unspoiled beauty. Conveniently located in the heart of Mahone Bay along the beautiful South Shore of Nova Scotia, Strum Island is a unique getaway with panoramic views and custom-built accommodations.

The 6 bedroom, 6.5 bathroom Strum Island home comprises two stories of living space and an expansive third-floor master lounge. A fourth-floor observation tower has spectacular 360 degree views. Above this is a traditional light-house-inspired widow's walk. Made almost entirely of granite, the residence integrates western red cedar, slate roofing, copper flashing, a stone roof and impact glass to efficiently mitigate the elements and require a minimal amount of maintenance, the home was built to strict Dade County, Fla., codes.

The open interior includes a one-of-a-kind walnut-carved bar, media room, exercise area and a richly finished kitchen that will satisfy the entertainment needs for large and small groups. The ultimate in outdoor entertainment area, the "Lobster Temple," features a built-in granite table and expansive/grandeur wood-burning fireplace. In addition, 4,500 square feet of covered and uncovered decks and patios add to the comforts of outdoor gatherings. A short walk away from the main house is Rose Hut, the island's getaway, with views everywhere, changing with the tides, minute by minute.

The uniqueness of its architecture, commitment to design intricacy, the numerable features and amenities and stunning coastline location, make Strum Island an unparalleled retreat, surrounded by the beauty and grandeur of the Atlantic Ocean.



## Strum Island, Mahone Bay, Nova Scotia

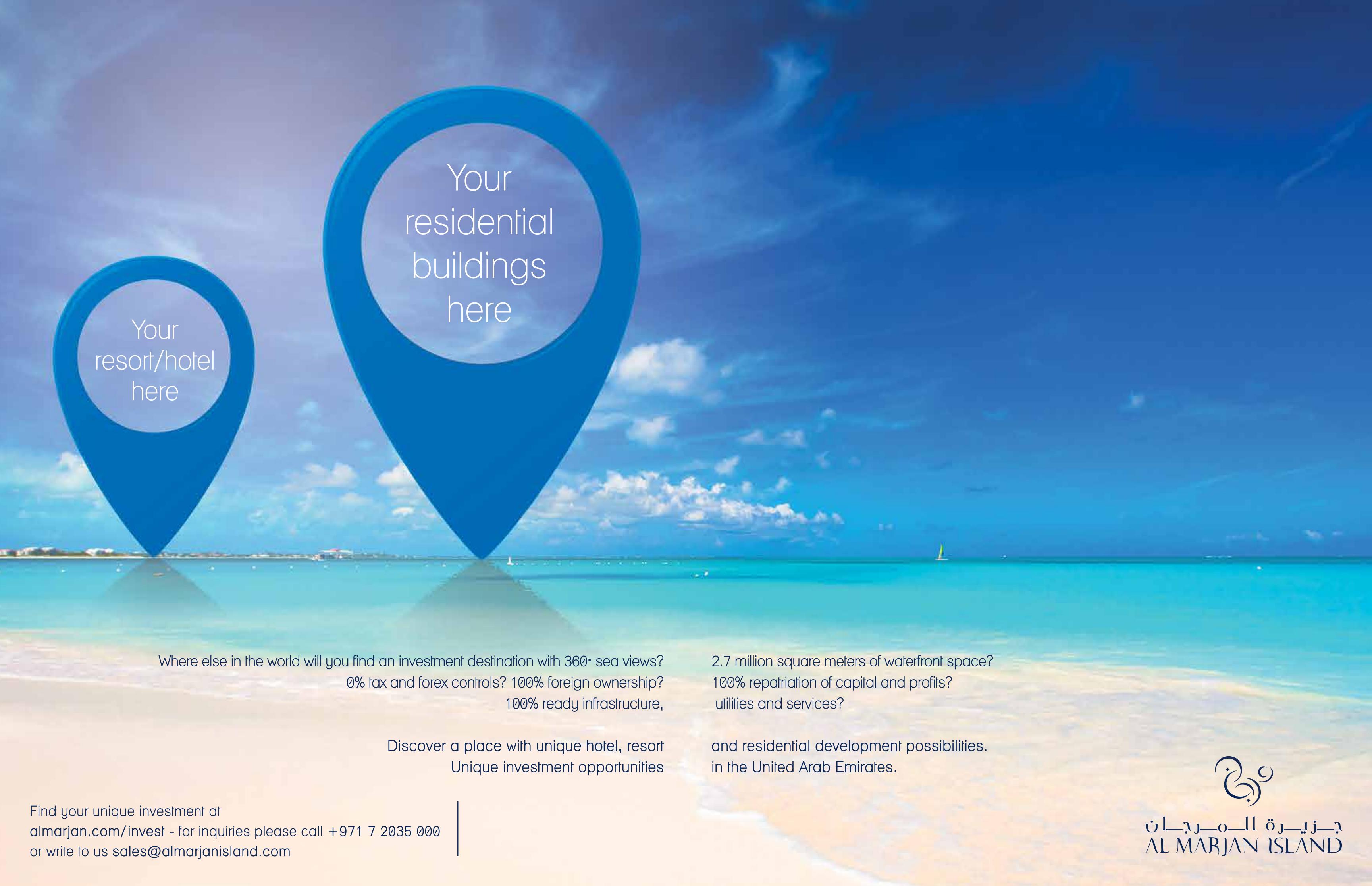
*Shaped by the Sea - Built by Stone*

A 'one of a kind', majestic, escape surrounded by nature's unspoiled beauty. Conveniently located in the heart of Mahone Bay along the beautiful South Shore of Nova Scotia, Strum Island is a luxury retreat with panoramic views and custom-built accommodations.

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الجزيرة  
AL MARJAN ISLAND



20 CARY, MANATEE &amp; PLACENCIA CAYES - BELIZE, CENTRAL AMERICA



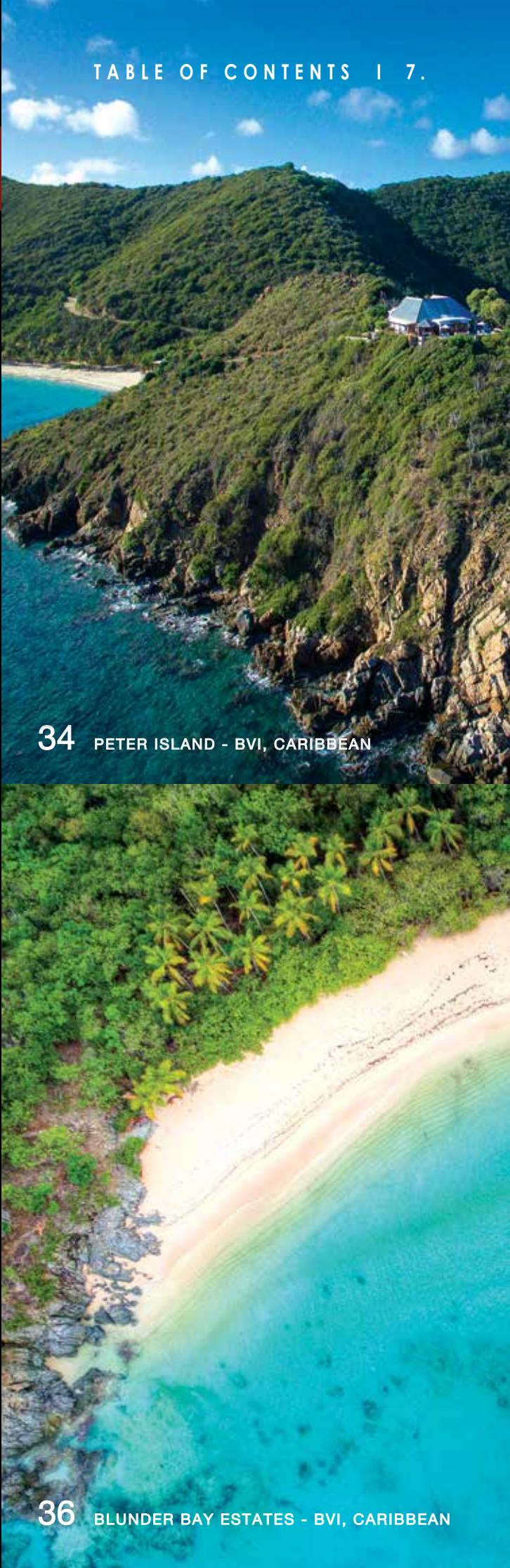
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# protecting Georgian Bay Wilderness for now and forever

Since 1991, the Georgian Bay Land Trust has been protecting the lands of the world's largest fresh water archipelago.

Future generations of all kinds will benefit from the Georgian Bay Land Trust's protection of wilderness lands. Your donation to the Georgian Bay Land Trust helps protect and restore these lands — for now and forever.

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Photo: Nate Stapulionis



**TIMOTHY DRAPER**

CO-OWNER LUPITA ISLAND, PRIVATE RETREAT, TANZANIA

Later, my family and I took a safari with our friends the Lithgows. Tom Lithgow had grown up in Tanzania and he and Belinda gave us a great safari. I decided to look for land there, believing that the world would eventually discover such a beautiful place. They identified Lupita Island (p. 72) on Lake Tanganyika and using Belinda's sense of design and architecture, we all moved forward on the purchase and construction of the paradise you now see.

When Lupita was offered to us it was bare rock and foliage with no permanent habitation, so we had a blank slate. Construction began in 2004 and was completed in 2008. You have to be prepared because things can go wrong. Some of our workers incinerated garbage too close to the clubhouse and burned it down. We rebuilt it better than before, but it was a real setback at the time. Wherever possible we utilized locally sourced thatching, wood products and bricks, and employed tradesmen from the local region. We consider the lodge as rustic luxury.

Our island is marketed quietly because we want it to stay special. We have mostly focused on wealthy families who want to have large gatherings. Occasionally, we host exclusive conferences there. Of course celebrity honeymoons are great because they can totally get away from their fans.

I was always enamored with the idea of having an island. The freedom to start a new utopia, the feeling of being open to the air, of having fresh water surround me. I also like the idea of being able to reinvent a world. Islands have also meant adventure and relaxation to me. My grandfather once gathered my extended family on an island then called Palm Island. The discoverer of the island had written a book about his adventure and how he survived and then made the island into a lovely retreat for people to enjoy. I think owning an island is a life adventure. It is part Robinson Crusoe, part James Bond villain, and part Hawaiian vacationer.

My trips to Lupita have been with friends or family where we gathered 20 to 30 people and we took over the island. These trips are ideal. Everyone gets to know each other so well, and the things we see or do are things we couldn't do anywhere else. Helicopter to the second longest waterfall in the world. Scuba dive with rare freshwater fish. See the chimps that Jane Goodall studied. Meet the locals on the mainland. It is all fun, but one thing I will never forget is waterskiing on a lake where I was in the only boat for miles in every direction and where locals all waved thinking somehow I was walking on water.

Timothy Draper  
 Founder of Draper Associates/DFJ



PRIVATE ISLANDS INC.

Our flagship website, Private Islands Online, was instrumental in launching the market for private islands. With more than 750 islands for sale or rent and a subscriber base of more than 60,000, it's the first stop for potential island buyers to begin their search for paradise.

[WWW.PRIVATEISLANDSONLINE.COM](http://WWW.PRIVATEISLANDSONLINE.COM)

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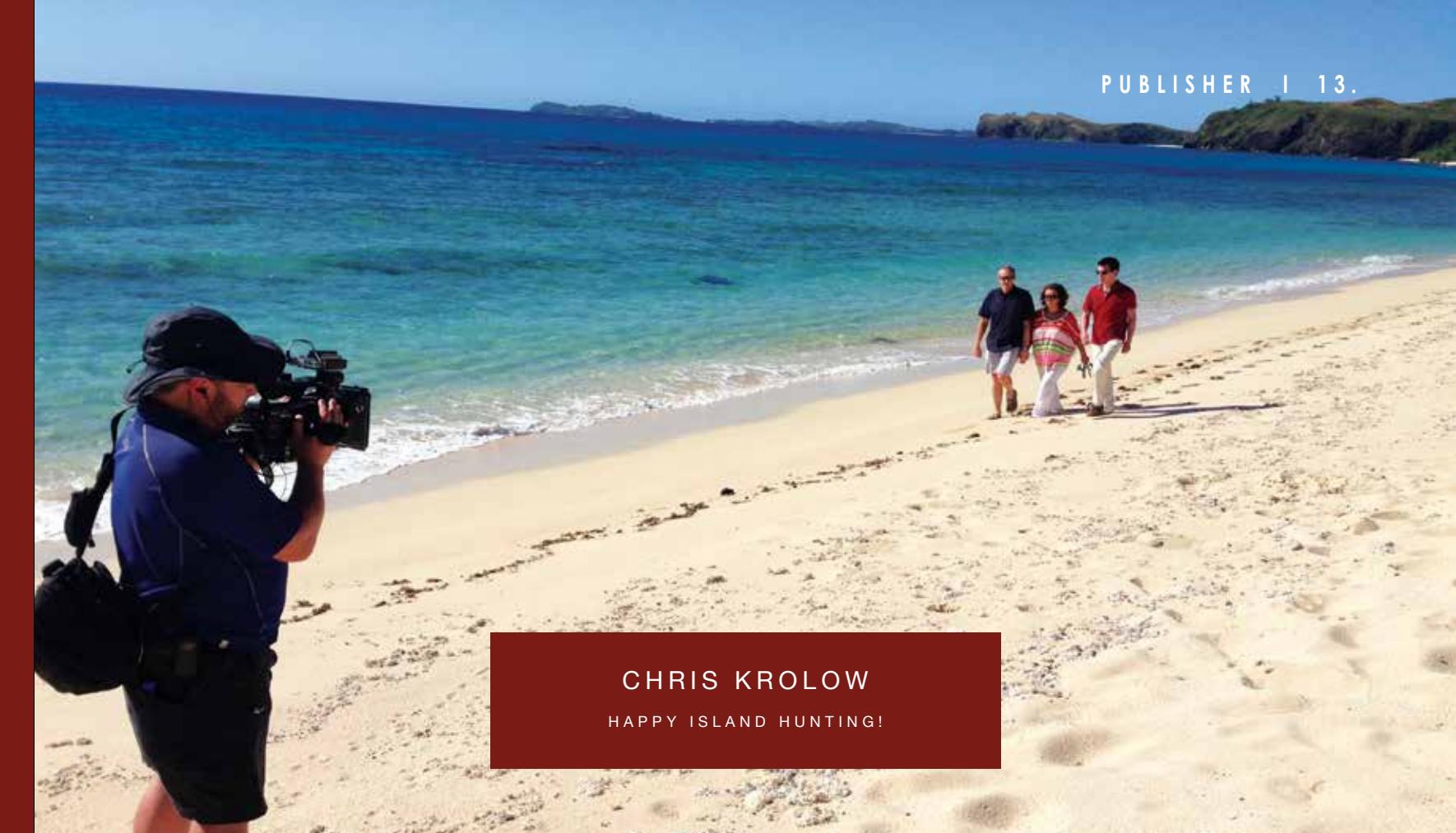
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CHRIS KROLOW

HAPPY ISLAND HUNTING!

Blunder Bay in the British Virgin Islands is a standout (p. 36): a luxury project that delivers 10 fully serviced home sites set in the unspoiled nature of Virgin Gorda's North Sound.

No issue of Private Islands would be complete without showcasing the island beauties that exist in Georgian Bay, right in our own backyard (p. 60). Although this region is only about two hours' drive from Toronto and contains some of Canada's most stunning scenery, it remains largely undiscovered and has numerous affordable islands for sale or rent. A personal thank you to real estate broker George Webster for his commitment to the region, which he's helped us showcase beautifully in Private Islands and on Island Hunters, the HGTV show that I executive produce and host.

The audience for Island Hunters continues to grow, and we're back in production for another season. You can now watch our adventures in the island market all across North America, Europe and the Asia-Pacific. Stay tuned for many more exciting developments in 2017!

Chris Krolow  
Publisher, Private Islands Magazine  
CEO, Private Islands Inc.



**S**helter Island sits offshore from Rollins, Montana, more than 22 acres of private property in the pure waters of Flathead Lake. This is a truly special brand of island seclusion, tucked away in the western corner of one of the U.S.'s least-populated states. Montana's sweeping landscapes have earned it the nickname Big Sky Country, and Shelter Island delivers front-row seats to take in these majestic vistas.

The island's main estate is an expansive 22,000 square feet with five bedrooms, eight bathrooms, and 4,800 feet of secluded

lakefront access. Each of the home's three levels are accessible via a commercial-grade elevator and are designed to create breathing room between private areas and entertaining wings. Numerous verandas, balconies and patios are ideal for outdoor socializing or contemplating the shaded shoreline and artfully developed island landscaping.

A commercial-quality chef's kitchen with stainless-steel appliances, two large island additions, numerous working spaces and a wine cellar make the idea of hosting dinner parties even more inviting.

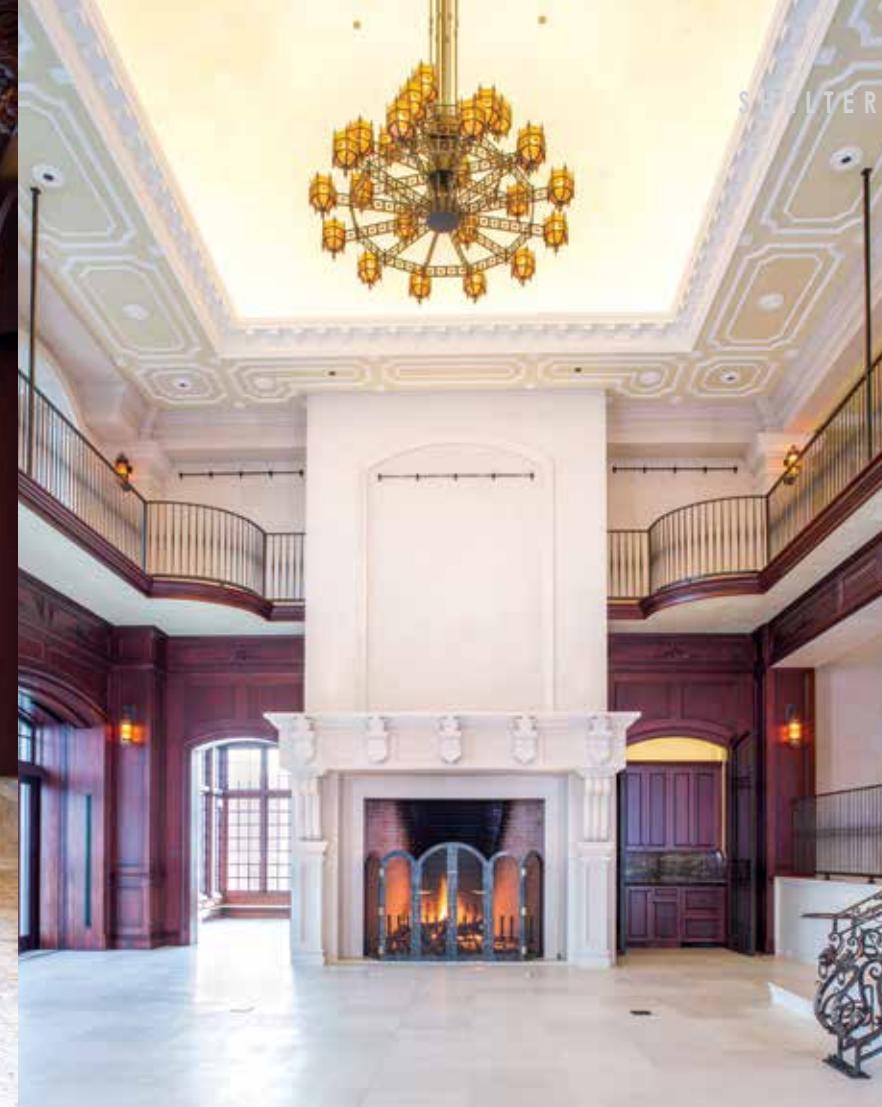
The brick fireplace adds a comforting element for gatherings, but the crown jewel of the main house is a great room with gorgeous double-door entryway, 45-foot ceilings and dramatic lighting. A second-story observatory surrounds the great room, an architectural flourish that accentuates the water views.

Every design detail adds even more lustre to Shelter Island's showpiece home. The light-filled copper conservatory creates the feeling of being outdoors year-round – with the benefit of climate control – and its warm glow fills the adjacent office suite. The office itself is lined in African mahogany and boasts a limestone fireplace and private balcony.

The spacious master suite features custom-built African mahogany cabinets, accents and trim, while the bathroom has a large walk-in shower and his and hers sinks framed in black and white Carrara marble. The deep soaking tub is positioned to take in views of the surrounding evergreen woodlands. There is an







adjoining dressing room with custom cabinetry and display space, plus an extensive heated portico.

An indoor shooting range and a heated indoor boat garage with custom railing system for easy parking of boats are integrated into the lower level. Located adjacent to the main house is a 1,200-square-foot utility facility that houses the back-up power generator and a 1,800-square-foot activities shop. It's the perfect location for hobbyists to tackle craft projects or for storing the necessary toys to accompany life immersed in the great outdoors, such as watersports equipment and other recreational gear.

Also located on the property is a 2,600-square-foot, two-bedroom, four-bathroom guest residence. The guesthouse was designed to mirror the feel of the main house and features two grand fireplaces and a steam room.

Only the wilderness around Shelter Island can rival this grand estate. Flathead Lake is the largest natural lake in the western United States and contains some of the cleanest water in the world. Its azure depths are home to trophy-size trout, and its shores, along with those of the area islands, give shelter to some 75 species of birds. Montana takes its name from the Spanish word for mountain, and there are plenty of peaks soaring along the horizon, casting a craggy violet shadow along the lake. The island also sits near Glacier National Park, which has more than 700 miles of hiking trails through alpine meadows, forests and mountains and is home to bighorn sheep, bears, elk and nearly 70 other kinds of mammals.

Shelter Island is the perfect property for a family that loves to entertain, but also wants to spend time savoring the serenity and privacy of Montana's stunning terrain. This is the rare opportunity to claim a substantial piece of Big Sky as your very own.

**MONTANA'S SHELTER ISLAND ESTATE**  
Montana, United States  
22+ acres

**USD 39,000,000**

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A kiss of the Caribbean awaits on Cary Caye, a 10-acre undeveloped private island ideally located just 12 miles east of Placencia Village in Belize. Gorgeously preserved in its natural state, the island is filled with lush palm trees, indigenous flora and mangroves.

Clean air and year-round sunshine are hallmarks of life in Belize, but it's the clear waters, stunning coral, and bounty of marine life that have been the country's trademark since the Mayans settled the region in 1500 B.C.E. Christopher Columbus reached the coast in 1502, but it was England's arrival in 1638 that made its mark before the country finally gained its full independence in 1981. Today, Belize is the only English language-speaking country in Central America, though native Kriol is often heard.

Snorkeling, diving and fishing are all within close proximity of Cary Caye, as well as Belize's Barrier Reef, located just nine miles away. Jacques Cousteau once described its magnitude as "one of the four must-dive locations on this blue planet." The reef spans 185 miles of coastline and is the largest barrier reef in the Northern Hemisphere. Everyone from dive masters to first-timers marvel at the natural wonder, and with so many locations, the sites are endless.

Placencia Village is 12 miles to the west and offers an expanse of sandy beaches, cafes and bistros, as well as luxury resorts for those looking for a bit of pampering. The mainland lies just beyond with convenient access to the tropical forests of Maya Mountain Massif and Cockscomb Basin Wildlife Sanctuary, the world's only jaguar preserve.

Cary Caye is a one-of-a-kind opportunity to gain full-time access to some of the world's most cherished natural wonders. And with the lowest population density in all of Central America, it will feel like it's all yours.

**CARY CAYE**  
Placencia, Belize, Central America  
10 acres

**USD 1,500,000**

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Private island ownership very often takes vision — and for those who can sense the future and are ready to ride Belize's rising wave as a booming tourist destination, Manatee Caye offers an incredibly affordable and stunning setting for what could easily be crafted into one of the region's top dive or sport fishing resorts.

Located eight miles offshore from the quaint fishing village of Riversdale, Manatee Caye is a 14.76-acre slice of tropical heaven with its own natural, protected lagoon that's perfectly suited for mooring boats and other crafts. The island is directly fronted by the Caribbean Sea with untapped potential for snorkeling. Significant improvements have already been made to the island, including eight acres of filling with beautiful white sand.

The upcoming opening of the under-construction Placencia International Airport will put Manatee Caye just 25 minutes away from major long-haul flights. Already it's just a 40-minute boat ride from the palm-lined beaches of Placencia, one of the southern Belizean mainland's most popular tourist destinations. Though it retains its charming small-town character, Placencia offers a lineup of some of the area's best restaurants, entertainment and adventure tourism companies, as well as the choicest local access to banking and building supplies.

Just beyond Riversdale on the Placencia Peninsula and therefore within minutes of Manatee Caye lies the gorgeous Cockscomb Basin Wildlife Sanctuary, established in 1990 to protect the forests and fauna of the area. Cockscomb was the world's first-ever wilderness shelter for the jaguar, for which it remains one of the premier global preservation facilities.

A striking unspoiled Caribbean gem with fantastic untapped resort possibilities, Manatee Caye is on offer for just USD 550,000.

**MANATEE CAYE**  
Placencia, Belize, Central America  
14.76 acres

**USD 550,000**

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Along the shoreline of southern Belize lies Placencia Caye, an approximately 30-acre island ready to claim its place as the next boaters' paradise. Two thirds of the island has been set aside as a natural reserve while the rest is being transformed into oceanfront lots that complement the island's unspoiled beauty.

Each lot on Placencia Caye comes with city power and water, a wide boardwalk, and a seawall on the marina side ready for boat dockage. The island will also feature a large common area with custom pool, covered swim-up bar and kitchen, workout room and onsite staff quarters that will be built with the construction of the last 20 ocean front lots on the east side of the island. Owners will have a protected deep-water marina in their backyard and a private beach with stunning ocean and mountain views as their front yard.

Equally impressive is the convenience of Placencia Caye, located just a few hundred yards from Placencia Village. The village sits at the end of a 17-mile peninsula that is flanked by the Caribbean Sea and Placencia Lagoon, affording easy access to mainland Belize's many appealing features: pristine rainforest, Mayan ruins, towering waterfalls, and cave tubing adventures. Placencia Village has many good restaurants and bars, yet still maintains a laid-back fishing village vibe. It's only a short boat ride away from the Belize Barrier Reef, the longest barrier reef in the Western Hemisphere.

Steady growth from foreign developers has made the area ripe for future investment. Norwegian Cruise Lines is completing construction on its exclusive day destination island, Harvest Caye, a few miles from Placencia. A new international airport is currently under construction that will bring direct flights to the peninsula from the United States, Canada and Europe, so travel time to the island will soon be even faster.

Island staff will operate a shuttle boat 24 hours a day to make the two-minute trip from Placencia Caye to the village. Residents can drive their golf carts onto the custom-made shuttle for convenient in-town transport, making Placencia Caye an idyllic combination of private island living and mainland comfort.

**PLACENCIA CAYE**  
Belize, Central America

**STARTING FROM USD 199,000**  
Ocean front lots & fractional home interests

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As one of Central America's hottest and fastest developing destinations, Belize is attracting an ever-growing number of savvy tourists and private island dwellers, drawn by the country's gorgeous scenery both onshore and off. In its lush interior, more than half of Belize is covered by rainforest and subtropical jungle, while its incredible coastline is home to exquisite beaches and the world's second largest reef system.

Recent private island purchasers in Belize include a host of the

rich and famous, like Leonardo DiCaprio, who on the 104-acre Blackadore Caye is in the process of creating a fabulous eco-resort – which in fact claims to be the world's first "eco-restorative" resort, completely powered by renewable energy and designed to increase the biological health of the island's species.

One of Belize's prime travel hotspots right now is the southern coastal town of Placencia, offering visitors the perfect mix of Caribbean village atmosphere and a selection of upscale modern

venues and amenities. Best of all, Placencia has excellent proximity to both the rainforest and the reef, making it the perfect jumping off point for island adventures.

Few private islands in the area have been developed to the stylish standards of North Saddle Caye, located just 45 minutes east/northeast of Placencia. Featured on a recent edition of HGTV's popular "Island Hunters" series, North Saddle Caye is a ten-acre beauty (including a 66-foot easement along the water) whose arcing shape gives it its own protected lagoon. A rarity for an island of this size, the lagoon is large and deep enough to accommodate multiple sea vessels well in excess of 100 feet in length.

Onshore, North Saddle Caye's twin luxury villas and two guest cottages provide almost 12,000 feet of living space. Constructed of exotic Belizean hardwood, the structures were skillfully and tastefully designed for the island, one of the few properties in the region built especially for personal







use – though should the new owner desire, they could easily be converted to vacation rentals or a small island resort. The spacious and airy villas feature 20-foot vaulted ceilings and wall-to-wall glass doors capable of withstanding winds of up to category 4 hurricane level. Each of the four residential buildings – villas and guest cottages alike – boast two bedrooms, two bathrooms, two outdoor showers, spacious living and dining areas, and ample decking. All units come furnished, and include custom-built cabinetry and closets. The guest cottages feature their own fully equipped kitchenettes. Additional housing facilities such as the caretaker house are also conveniently available for staff.

In terms of utilities, North Saddle Caye is fully self-sustaining and off the grid, with its own 153-panel solar energy system (positioned on top of the boathouse) supplying the villas and cottages all of their 110V needs. There's also a backup diesel generator yielding 40kWh. Two reverse osmosis water systems can each generate 1,800 gallons a day, and a separate rainwater purification system is also included, supplying fresh water to the underground 11,000-gallon water tank. Four sewage systems are each capable of handling 500 gallons daily.

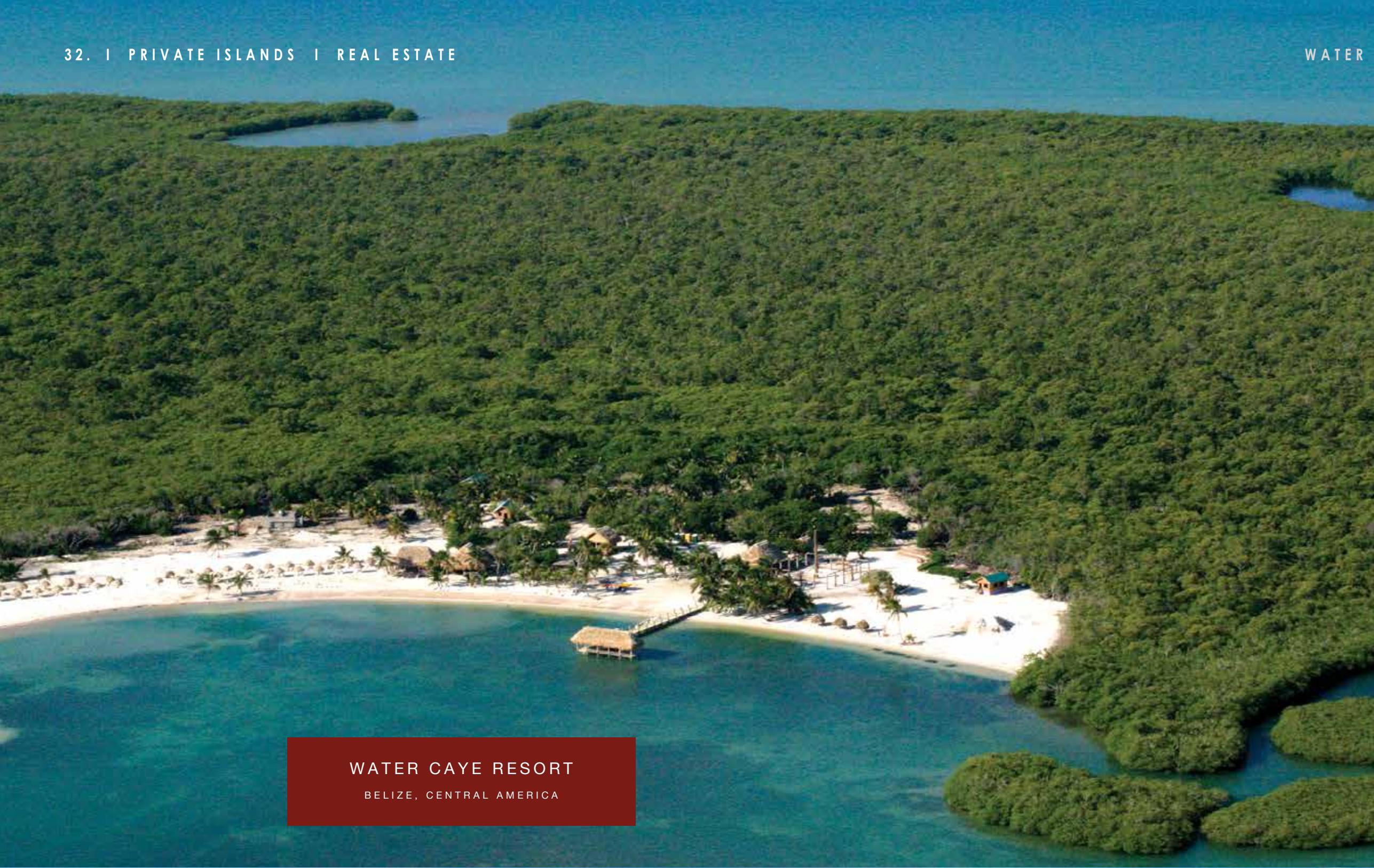
The island's boathouse has more than 2,700 square feet of interior space, with plenty of room to store fishing and boating equipment, a tractor and a mower tractor, electric washer, drier and freezer, and a well-equipped workshop with tools and air compressor – all of which are included. Other bonuses with the sale: a 32-foot, 12-passenger boat with two 225-hp Yamaha outboard engines, two three-seater Yamaha jet skis, and assorted scuba and fishing gear.

North Saddle Caye's massive 240-foot sea wall, unique for islands in the area, makes its deep natural lagoon an incredible place for swimming, drop fishing, world-class snorkeling, or just relaxing on a custom-made lounge chair and soaking up the glorious Caribbean sun.

**NORTH SADDLE CAYE**  
Placencia, Belize, Central America  
10 acres

**USD 6,000,000**

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Water Caye Island is located adjacent to the deep water channel, approximately twenty minutes from the mainland by boat and minutes from the world's second largest barrier reef. Its proximity to the deep water channel, used by the cruise lines to enter Belizean waters, makes Water Caye ideal for a cruise ship pier and port of entry.

The surrounding waters are ideal for sport fishing, deep sea diving, snorkeling or simply cruising the Caribbean Sea. Only a short boat ride away from Belize City, this 511 (+/-) acre paradise is ideal for marina, luxury homes, hotel and or world class development like no other in this region.

As one of the most popular tourist destinations in the region, Belize predicts 1M cruise line passengers to visit the country in 2016.

Water Caye Island is home to Water Caye Isle Resort. Currently the resort is inactive, but can become operational in a matter of days. This ten acre (+/-) private beach resort has the capacity to host as many as one thousand cruise line guests at any given time. Docking facilities were built to accommodate several tender boats at any one time.

The existing structures include two large palapas, two guest cottages, three cabanas and one kitchen, pier and more. The surrounding sandy areas are shaded by plentiful coconut trees. The resort beach stretches for approximately a thousand feet ideal for sun lounging or a refreshing swim in the waters of Caribbean Sea. For more fun in the sun, resort activities could include paddle boarding, snorkeling, canoeing, volleyball and BBQ, to just name a few.

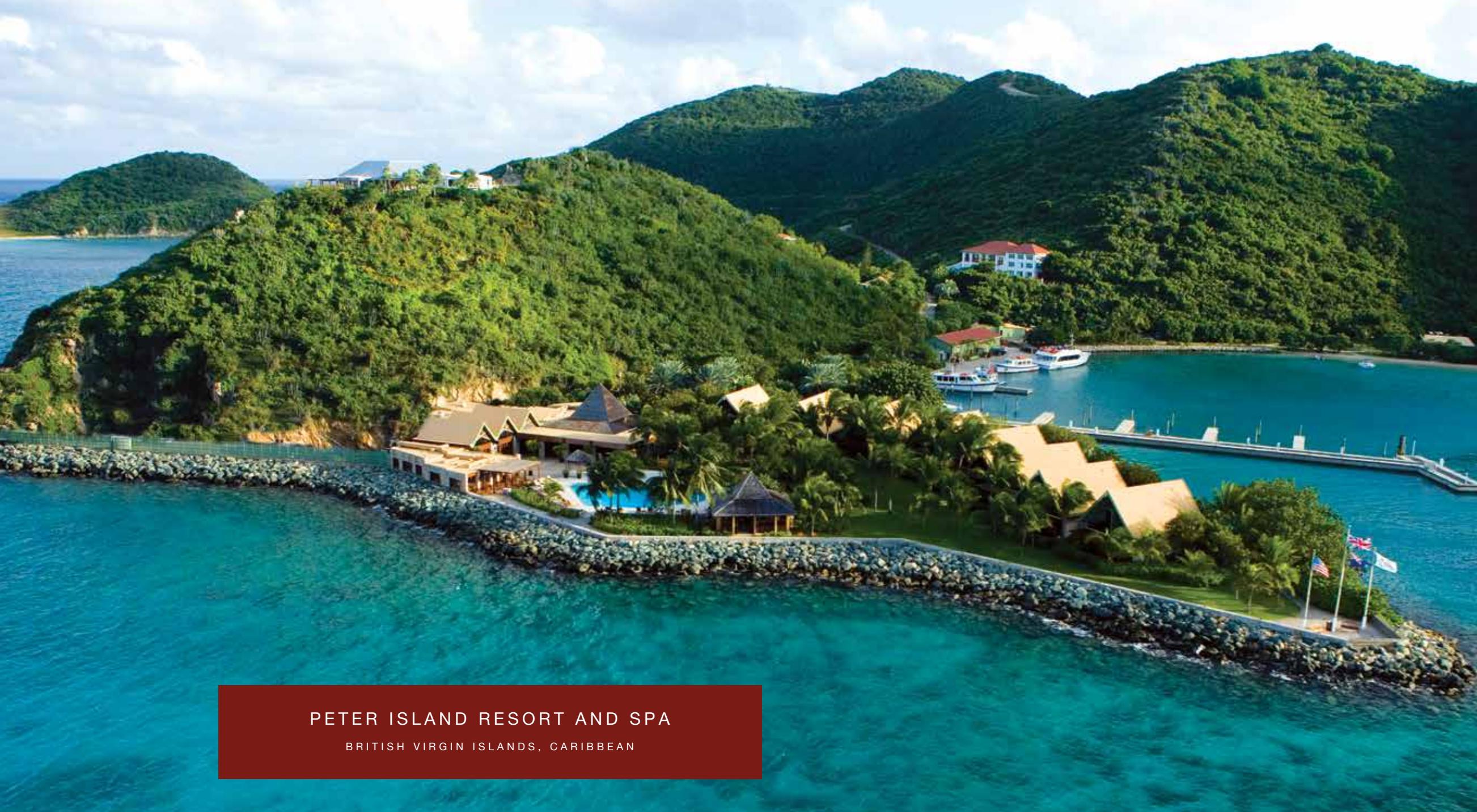
Other amenities and equipment include; bar/restaurant, commercial kitchen, outdoor showers, and restrooms. Utilities include generator powered electricity, plumbing, water desalination equipment and fresh water well.

Offered for sale in whole or in part, 500 (+/-) undeveloped acreage and resort – price upon request.

**WATER CAYE**  
Belize, Central America  
500+ acres

**PRICE UPON REQUEST**

**INQUIRIES**  
Exclusive Listing Agent  
Real Living First Service Realty  
Juan Sanchez  
Tel. 786 302 0351  
juan@insideMIAMIrealestate.com



Let's face it, we don't all have large, perfectly appointed private islands of our own, just waiting for us to swoop in at any given moment with a hundred or so of our closest friends or colleagues to be pampered in completely secluded luxury.

Luckily there's Peter Island, the largest private island in the British Virgin Islands, boasting 1,800 acres of award-winning resort and spa facilities and fabulous unspoiled landscapes. The island is flanked by five of its own powdery white-sand beaches and surrounded by beautiful waters for excursion options like sailing, snorkeling, swimming with dolphins and deep-sea fishing. The historic island even comes steeped in its own fascinating pirate lore.

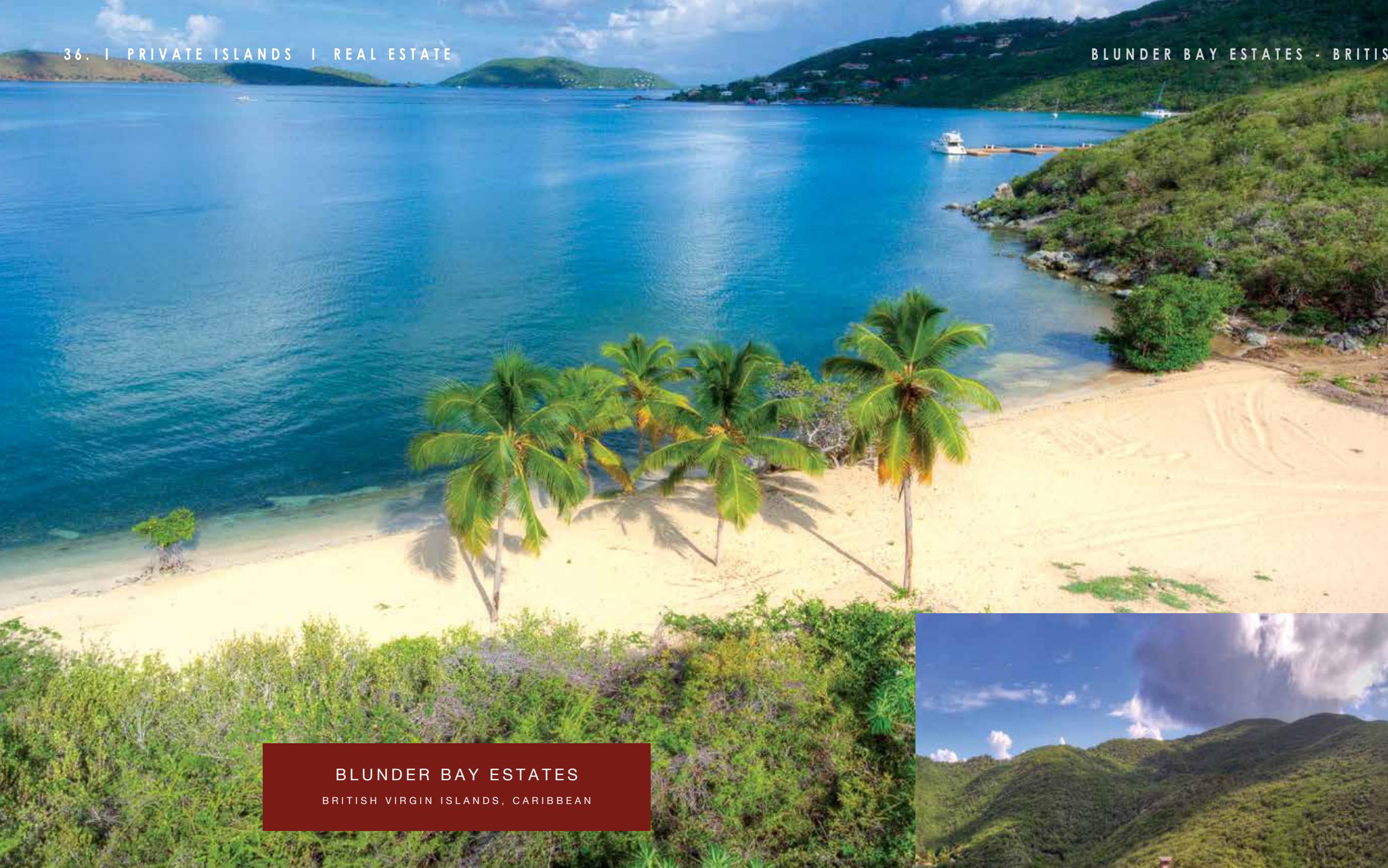
Peter Island's size, setting and impeccable standards (including its 2-to-1 guest to staff ratio) make it perfect for hosting your special occasion, whether it's for business, pleasure or a little of both. Top companies and glitterati from around the world have come to Peter Island to host their executive events, company conferences, family reunions, unforgettable birthday parties, romantic anniversaries and definitive destination weddings.

The island can accommodate up to 130 guests and surround them in gorgeous island style, with 18 ocean view rooms, 14 ocean view deluxe rooms, 20 beachfront junior suites, and three luxury villa estates. With a Non-Exclusive Island Buyout, all of the island's rooms and villas will be included during your stay. For total seclusion, an Exclusive Island Buyout will further ensure that the island's marina, spa, restaurants, bars, dive shop and boutique will be closed to all non-overnight guests. To keep away those pesky paparazzi, a no-fly zone can even be implemented above the island for a nominal additional fee.

Non-Exclusive Island Buyouts start at USD 155,000 nightly, while Exclusive Island Buyouts start at USD 165,000. Island Buyouts have a three-night minimum, and food, beverages and incidentals are at additional cost, with meal and beverage plans available.

For more information, contact:

Peter Island Reservations  
Telephone: 1 800 346 4451  
Email: [reservations@peterisland.net](mailto:reservations@peterisland.net)  
Website: [www.peterisland.com](http://www.peterisland.com)



If you have dreamed of finding your own special place among the quiet coves and luxury residences of the Caribbean's British Virgin Islands, you now have the ideal opportunity. The exclusive Blunder Bay Estates is nearing completion on Virgin Gorda with 10 spectacular home sites that celebrate the island's stunning beauty. Tucked into the North Sound peninsula and known as the billionaire's playground for mega yachts and their owners, this secluded residential community also delivers prime views of superstar island neighbors, such as the islands of Necker, Mosquito and Eustatia.

The fully serviced island lots available for purchase range in size from 1 acre to more than 2.25 acres each, and are only accessible by sea. Four of the properties are positioned on two different white-sand beaches, three properties are oceanfront, and two properties are nestled hillside. The crown jewel is an ocean bluff lot poised above the turquoise and aquamarine sparkle of the Caribbean Sea and North Atlantic Ocean.

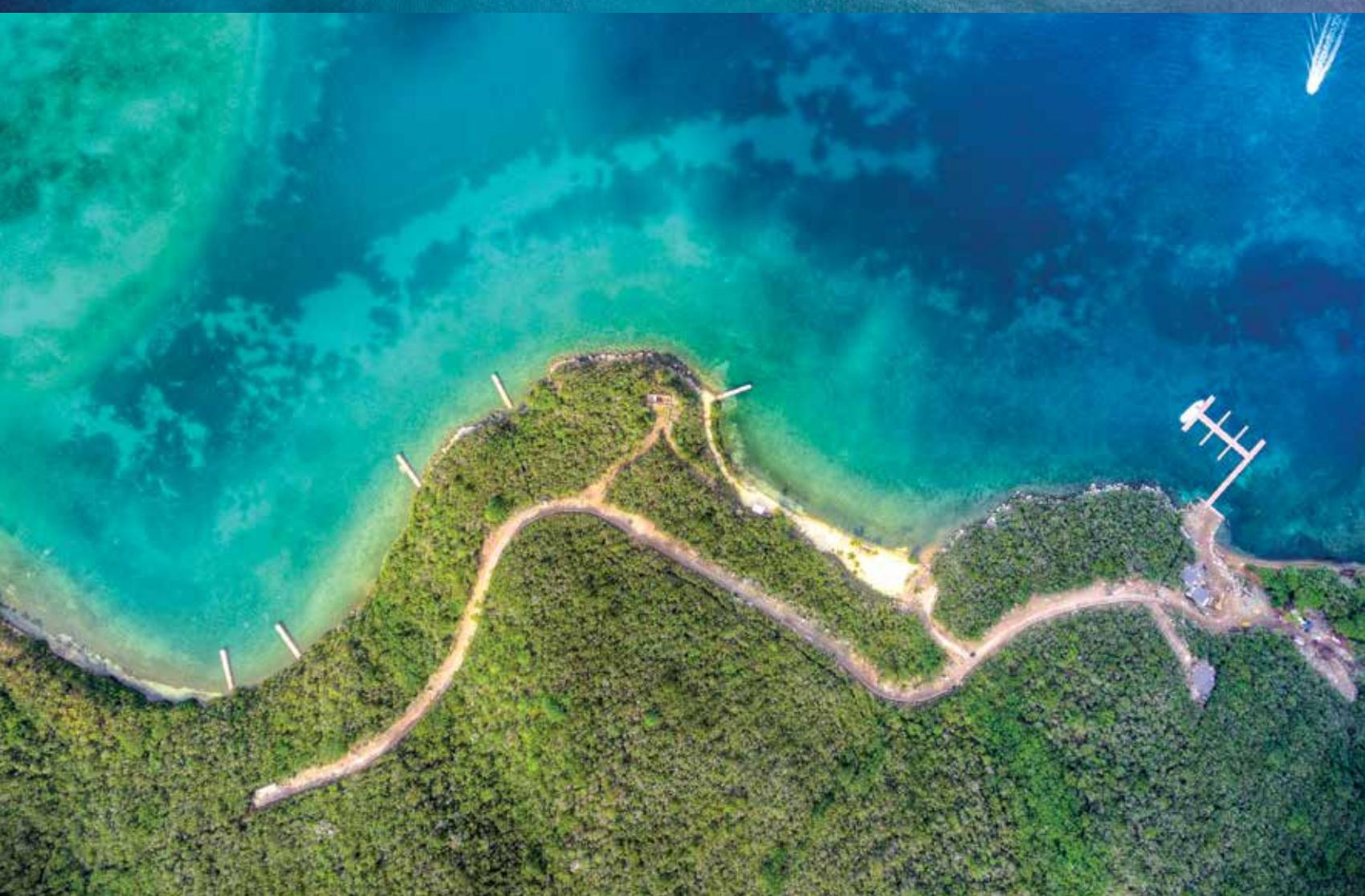
Five of Blunder Bay's lots have 80-foot private docks to provide an exclusive entry point, but each owner enjoys the luxury of

their own dedicated dock at the estates' marina. The marina also provides all owners with dockage for guests, a dinghy dock, and a barge ramp for hassle-free transfer of building materials during villa construction. If you prefer to arrive by air, taking in the region's majestic scenery en route, the complex has a helipad as well.

Blunder Bay has all practical matters well established, from underground utilities and high-speed internet access to individualized wastewater treatment plants. To provide crystal-clear water to the community, a desalination plant has been constructed. A 3,000-linear-feet by 12-foot-wide road with a 24-foot-wide easement allows convenient access to each of the lots and is pigmented to blend into the local landscape so the focus remains on Virgin Gorda's natural allure. The Concierge's residence is near completion, ensuring that someone is always available on site to meet the needs of homeowners and guests.







Blunder Bay's environmental team, headed by a leading expert in marine biology, is in place to ensure the project's respect for the island's rare ecosystems. An environmentally friendly reverse osmosis plant for irrigation and domestic water supply is also near completion, which will allow for gorgeous landscaping around the estates as well as along Blunder Bay's four powdery white-sand beaches. On-site electric golf buggies will shuttle residents and visitors to their island homes.

Blunder Bay has planned a beach pavilion that will house water toys, an entertaining area, and a swimming pool. BVI's balmy year-round climate and calm waters are excellent for sailing, scuba, snorkeling, kitesurfing and kayaking. The North Sound location means that owners can spend their time away from the more-visited parts of the island, but also have easy access to exploring the 8.5 square miles of Virgin Gorda, which is covered with protected parks and nature trails. Encompassing the beaches and rocky shoreline of the island's southwestern tip, The Baths is a world famous collection of massive granite boulders with white sand beaches, exotic rock pools, and extraordinary grottos, representing the stellar natural attraction of the BVI. The area is also home to remnants of the 19th-century Cornish Copper Mines, and just south of Yacht Harbour is Little Fort National Park, a 36-acre wildlife sanctuary with ruins of a Spanish fortress. The island also hosts a colorful Easter festival with street parades and parties.

For those seeking nature, privacy and the luxury of year-round access to an unparalleled corner of the earth, Blunder Bay is the perfect place to build your dream home.

For more information about Blunder Bay Estates and to secure your spot in this exciting British Virgin Islands enclave, contact Ron Brash at [ronald.brash@blunderbayestates.com](mailto:ronald.brash@blunderbayestates.com) or (284) 547 5883, and visit website [www.blunderbayestates.com](http://www.blunderbayestates.com).

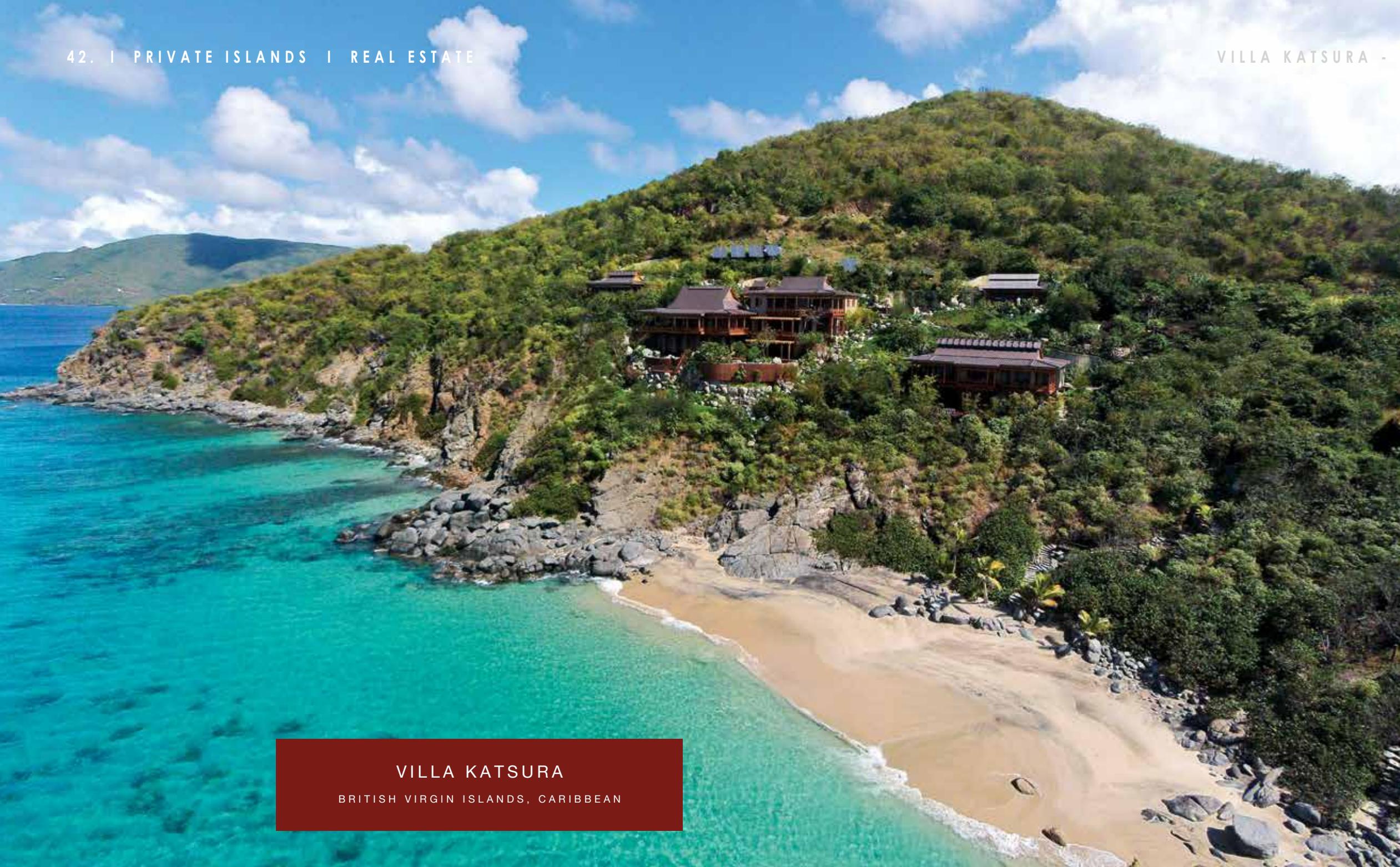
#### BLUNDER BAY ESTATES

North Sound, Virgin Gorda  
British Virgin Islands

#### PRICE UPON REQUEST

#### INQUIRIES

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The serenity of Asian design melds perfectly with the natural beauty of Virgin Gorda at Villa Katsura. The 23,500-square-foot estate is set into nearly three acres of manicured gardens bedecked with waterfalls, stone walkways and bamboo groves on the Little Dix Bay peninsula, creating a modern-day shrine to sea and light.

Globally renowned landscape designer Hoichi Kurisu personally conceived Villa Katsura's show-stopping gardens, and the highest-quality materials went into the estate's construction – a seven-year project that was completed in 2014. Tiger wood, European larch and Western cedar are woven throughout the design, while intricate Douglas fir beams stylishly accent the vaulted ceilings of the palatial living space. Handcrafted doors with floor to ceiling glass allow the Caribbean sun to flood the rooms and open up entirely to welcome the ocean breezes.

The estate is divided into three separate pavilions: the master bedroom, which has its own sun terrace, a fire pit and an oversized double shower that opens onto a private koi pond; the main house with living room, kitchen and one bedroom; and the three-bedroom beach house. Each bedroom has its own bathroom with either a custom shower or ofuro bathtub, and each bedroom pavilion has a small kitchen with refrigerator, freezer and microwave hidden behind shoji screens. Solar panels and ample battery storage contribute to the estate's power, but full air conditioning is in place.

Katsura's sandy beach provides calm entry for swimming or snorkeling on the reef close to shore and is only shared with one neighboring property. The stunning rock-edged swimming pool, positioned below the main house near the water's edge, appears to flow into the turquoise sea. Complete with heated spa rock pool, steam shower room, fire pits, waterfalls, and a fully equipped outdoor kitchen on its terrace, the naturally shaped pool is an ideal entertainment center.

Currently a private residence, Villa Katsura also could be easily adapted to a staffed vacation retreat. Full access to the amenities of world-renowned Little Dix Bay Resort accompanies ownership, making the estate the ultimate in island luxury.

**VILLA KATSURA**  
Virgin Gorda, BVI, Caribbean  
2.79 acres

**PRICE UPON REQUEST**

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POWELL CAY  
ABACOS, BAHAMAS, CARIBBEAN



The Abacos sprawl across 650 square miles of turquoise Atlantic Ocean, a 120-mile chain of islands scalloped with sheltered bays. Boating enthusiasts flock here for the calm harbors, sweeping stretches of white-sand coastline, and the continuous warm trade winds. Great Abaco, the largest island of the group, serves as the “mainland”; to the east are a string of barrier islands; and in between is the serene, dazzlingly blue Sea of Abaco.

In the midst of this tropical idyll is Powell Cay, 294 untouched acres bedecked in mature green forest and shrubs and edged with powdery white sandy beaches. Located between Spanish Cay and Manjack Cay, this incredible island offering lies about three miles northeast of Coopers Town, a settlement that dates to the 1870s at the quiet north end of Great Abaco. Powell Cay's orientation gives exposure to the Atlantic Ocean from the north while also offering protected shoreline on the Sea of Abaco. Approximately 168 acres at the southern end of the island are Crown-owned and designated for a proposed nature reserve, making Powell Cay well suited for a luxurious, eco-minded boutique resort or a tranquil private retreat.

Great Abaco, with its colonial villages, secluded beaches, marinas, and championship golf courses, is never more than a short boat ride away. Marsh Harbour, the island's largest town and commercial center, has an international airport and is only a 40-mile drive south of Coopers Town. Daily flights connect the Abacos to South Florida in one hour. Scuba diving and snorkeling are easily accessible on the area reefs, where the sites are relatively shallow and showcase huge coral formations, caverns, and abundant tropical fish.

For Caribbean investors looking for a beautiful blank slate that is convenient to reach from North America, it's difficult to find a better match than Powell Cay – a true gem of the Bahamas.



POWELL CAY  
Abacos, Bahamas, Caribbean  
294 acres

**USD 7,895,000**

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Great Whale Cay lives up to its moniker in its sheer magnitude. At 850 acres and 4.9 miles long, it is the largest, contiguous, freehold island available for development in the entire Caribbean.

This tropical paradise delivers with numerous unique features you'd expect in one of the most rare and coveted Caribbean properties available for purchase.

The island is already outfitted with a 4,000-foot paved runway for ease of access with plans underway for extension to over 5,200 feet. It is less than an hour from Miami and a mere 10-minute flight from Nassau. Its deep-water access can also accommodate the largest of super yachts.

From sport fishing and boating to stunning diving and snorkeling amongst its coral reefs, Great Whale Cay boasts many picturesque beaches, over 12 miles of shoreline, and an abundance of flora, fauna, and fish. It is invaluable contrasted over other islands by elevations that rise to 60 feet, offering superior relief, and inspiring views across its pristine, turquoise waters.

The island has 155 fully approved  $\frac{3}{4}$  to one-acre oceanfront lots. Its preliminary master plan contemplating four luxury boutique resorts, villas for sale, spa, golf, tennis and water sports facilities have been compared in its potential to St. Barth's and Mustique. Development also benefits from The Bahamas' common law legal system, US dollar pegged currency, title insurance from US underwriters, and tax benefits extended with permanent residency.

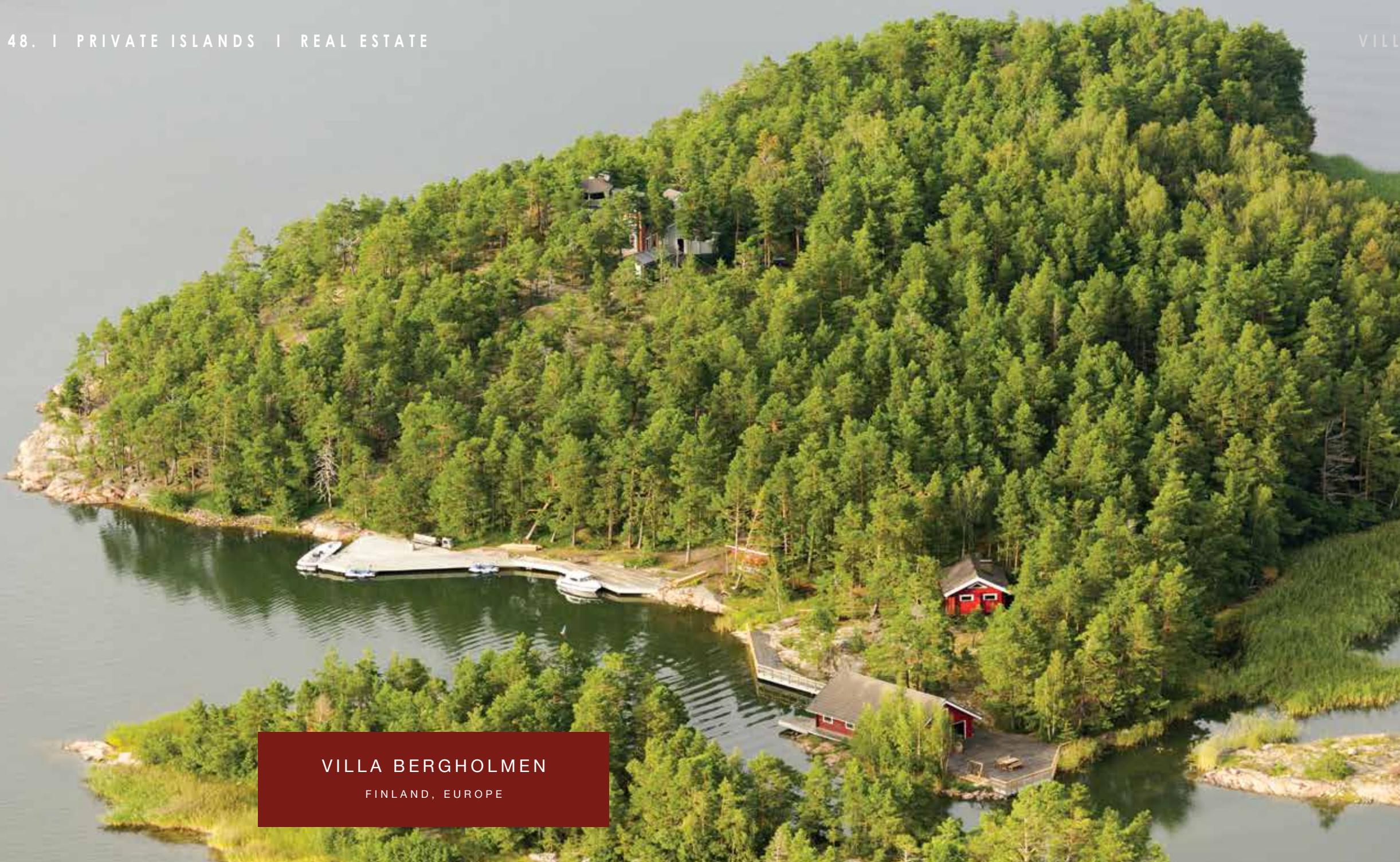
The island was previously owned by Marion "Joe" Carstairs, heiress to the Standard Oil fortune. Several magnificent buildings remain on the island, including The Great House, where she would entertain luminaries of the day such as Marlene Dietrich, Greta Garbo, Noel Coward, and the Windsors.



**GREAT WHALE CAY**  
Berry Islands, Bahamas, Caribbean  
850 acres

**PRICE UPON REQUEST**

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A piece of Finnish history awaits the future owner of Villa Bergholmen, an island estate residing in the southern channel of Austrvegr. With roots dating back to the Vikings, the channel connects what is now Finland to the rest of Europe. Hundreds of artifacts were discovered through an archeological excavation carried out in this area during the late 20th century. The island's majesty and well-preserved beauty are unparalleled and its convenient location makes it a versatile property for business or pleasure.

Located just 10 minutes from Taalintehtdas, the protected harbor can accommodate boats up to 70 feet, while the land is suitable for adding a helipad. The island has a reputation as one of Finland's best fishing locales as highlighted in Arto Kojo's book 100 Fishing Sites in Finland and previously was frequented by former Finnish president Urho Kekkonen, who would host foreign dignitaries.

The shoreline provides perfect conditions for casting a rod without ever leaving the island, or you could venture out for a day to experience fishing in the pristine waters of the Kemiö archipelago. Those seeking rejuvenation are within close proximity to Kasnäs Archipelago Spa, and the Rosala Viking Centre presents year-round programming for those interested in the region's history.

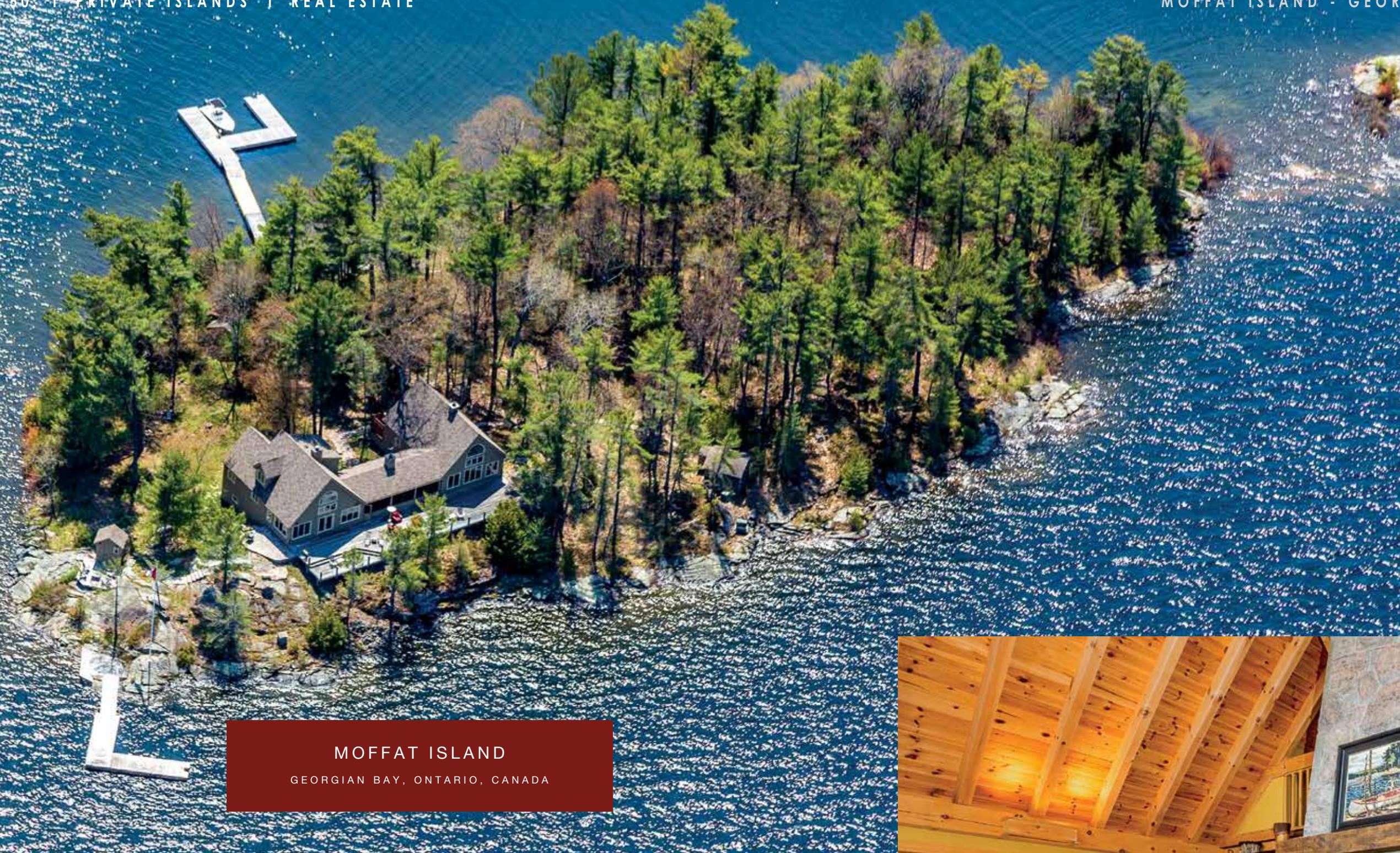
But it is Villa Bergholmen itself that sets the stage for a Finnish dreamscape. The sizable main building is suitable for conferences or large family gatherings and features soaring windows and a large outdoor deck. Property-wide Wi-Fi, 3G cellular service and a state-of-the-art entertainment system ensure that everyone's needs for connectivity are met. In addition, a boathouse, guesthouse and sauna increase the property's diverse possibilities.

The option to rent Villa Bergholmen offers those considering island life the ability to test the waters in grand style, though it will be hard to resist permanent residency on this coveted oasis.

**VILLA BERGHOLMEN**  
Finland, Europe  
5 acres

**EUR 2,300,000**

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MOFFAT ISLAND  
GEORGIAN BAY, ONTARIO, CANADA

The Ojibway Club in Pointe au Baril, Ontario is one of the Georgian Bay's most storied lodges, with more than a century of history harkening back to the area's beginnings as a land of grand summer resorts. Now you can own your own perfectly appointed private island situated less than a mile from Ojibway, still the social and recreational heart of the entire Pointe au Baril cottage community.

An easy 10-minute boat ride from the mainland via Pointe au Baril's marinas, Moffat Island is a 2.23-acre turnkey property boasting a 3,400-square-foot main cottage, a separate sleeping cottage, a

sauna, a workout cabin, a utility shed and two separate docking areas.

Moffat's spacious, custom-designed, post-and-beam main cottage is actually two cottages in one, which front the north side of the island and are linked by a 480-square-foot screened porch. The original East Cottage was built in 1993, and as the family grew and prospered on Moffat, the additional West Cottage was added in 2008. Both cottages feature open-plan main floors with lofts above, reclaimed wood floors, floor-to-ceiling windows with spectacular

water views on all sides, and walk outs to a large deck spanning the length of the joined structures.

The East Cottage includes a ground floor bedroom with a three-piece bathroom, while upstairs in the loft is an airy second bedroom and two-piece bath. The living room is warmed by a zero-clearance wood-burning fireplace and opens onto the front deck. The dining area appears to float above the water, wrapped by north and east-facing windows that afford glorious views and flood the room with natural light.

The spacious open kitchen features built-in cupboards and generous counter/prep areas. The ceramic cooktop and stainless steel double sink are complemented by high-end appliances, including a Sub-Zero refrigerator/freezer, a Miele microwave/convection oven, a Miele dishwasher, and a Kitchen-Aid trash compactor and garbage disposal. A three-sided countertop surrounds the kitchen and provides extra seating. Just off the kitchen is a laundry and utility room with a Maytag Neptune washer and dryer, a Kenmore beverage fridge, and a Silhouette





wine cooler, as well as generous built-in cupboards for extra supply storage.

Over in the West Cottage is a main floor master bedroom with walk-in closet/dressing room, a three-piece bath with soaker tub and private outdoor shower, a living room with floor-to-ceiling wood-burning stone fireplace, and a wet bar with sink and beverage fridge. The second floor loft has a large leather pullout sofa bed, plus office and workout areas.

The spacious screened porch between the cottages is a favorite spot for entertaining and whiling away summer days, and includes a large dining table, a conversation area with wicker couches and chairs, and a billiard table. An electric Traeger wood pellet grill/stove and a gas barbecue are here too, and can be rolled out to an open back deck. Screen doors open onto the extensive front deck, spanning the length of the two cottages and screened porch. The deck features conversation groupings of teak and wicker furniture, perfect for enjoying the island's spectacular water views to the west, east and north.

The island's two deep-water docking areas, one on the north side of the island and the other to the south in a sheltered back bay, ensure safe anchorage in all weather. The north dock can accommodate three boats, while the south harbor and its docking system can house seven boats. A sand beach in the south bay provides an ideal spot for young children to play or to launch watercraft.

With its three separate dwelling areas, the island is perfectly suited for a family with teenagers, an extended family, or simply for those who love to entertain.

Moffat Island is a completely turnkey property, offered fully furnished at CAD 2,650,000.

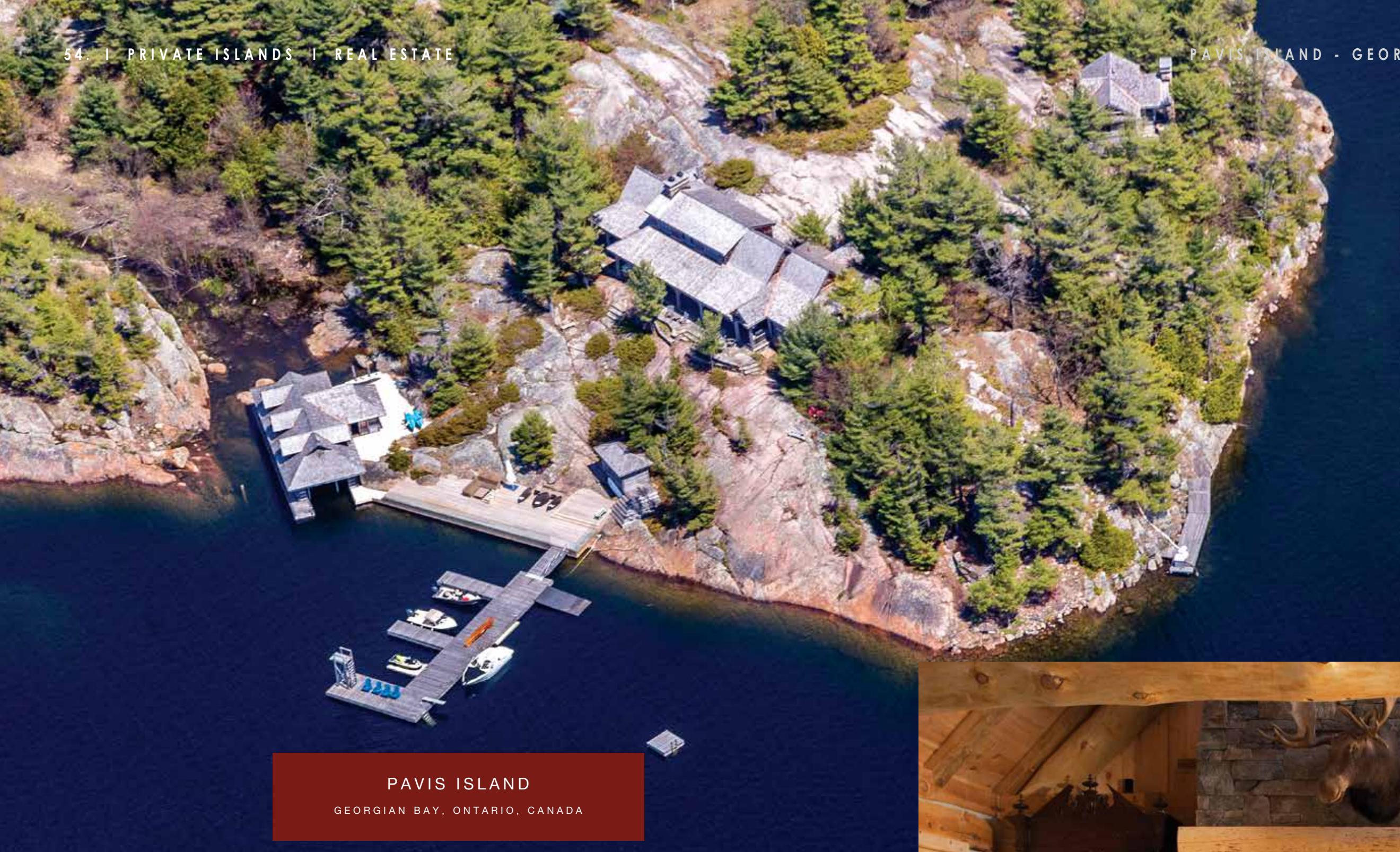


**MOFFAT ISLAND**  
Pointe au Baril, Georgian Bay  
Ontario, Canada  
2.3 acres

**CAD 2,650,000**

**INQUIRIES**

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www.moffatdunlap.com



PAVIS ISLAND  
GEORGIAN BAY, ONTARIO, CANADA

Located on the east coast of Georgian Bay in Ontario, Canada, Pavis Island is one of Pointe Au Baril's finest islands. The crown jewel of this 10-acre property is the custom-designed family compound overlooking a natural harbour that is complete with a main lodge, two guest cottages, a sleeping cabin, party pavilion, sauna and water slide.

Although completed recently, the cedar-shingled, post and beam buildings were built using adzed logs and massive pine timbers, a design reminiscent of yesteryear summer retreats where families

flocked for quality time together. The emphasis on natural materials and classic design elements allow the compound's structures to blend seamlessly into the surrounding landscape. It's as if the home grew organically from the island's smooth granite face.

Upon entering the 3,723-square-foot main lodge, visitors pass the large shaded front porch made from peeled timber that showcases the surrounding bay views. It's just one of numerous options on this property for outdoor dining and entertaining. The vaulted ceilings, clerestory windows and double French doors on either side of the

great room are showstoppers. Natural light pours in from all sides, creating an inviting space year-round.

The main lodge's great room has an open floor plan kitchen that is set above a sunken dining and living area, creating easy flow from one room to another. At the end of the room is a massive dry-stack granite fireplace, yet another example of the painstaking attention to architectural detail that went into this island home. Other noteworthy flourishes include dovetail joinery, restored barn board floors, and custom-made square-headed nails. Many of the furnishings were created specifically for the retreat and co-exist comfortably alongside antiques.

Pavis Island's air of old world romance is complemented with modern amenities. The state-of-the-art appliances in the kitchen are set into antique cabinetry; a pantry, bar and full laundry room is adjacent to the kitchen for added convenience. The master en suite offers breathtaking bay views and a private deck along with luxuries like a granite-faced steam shower. The main lodge also offers two guest





rooms and a twin-share bathroom with an antique soaking tub and gorgeous washstand.

The property has two guesthouses tucked far enough away to allow for privacy, but close enough to create a sense of togetherness. The first guesthouse is 613 square feet with two bedrooms, a large three-piece bathroom and a sitting room with a fireplace in a similar design to the main lodge. The second guesthouse has one bedroom and a three-piece bathroom. Both cottages have a large deck and porch with tranquil water views.

A party pavilion positioned closer to the shoreline overlooks a quiet inlet of the bay and contains an indoor shuffleboard court, billiards and a full gym. The building's south wall is lined with French doors that open onto a water-facing stone patio. The waterfront recreational area is home to a log boathouse and sauna area that is linked by 100 feet of tiered wooden decking. Extending from the deck are 12-foot cedar-covered steel docks and slips to accommodate between 10-12 boats and a dive tower. A sonar system in the boathouse prevents birds and bats from taking up residence. Flat granite pathways connect all of the buildings and lead the way to a private beach at the back of the island.

All of the practicalities necessary for island living also have been addressed, from the new septic system to the built-in sound system and back-up generator that can run the entire compound. With its luxurious lodge, ample outdoor space, recreational facilities and guest accommodations, Pavis Island is the perfect home away from home for the family that loves to entertain.



**PAVIS ISLAND**  
Pointe au Baril, Georgian Bay  
Ontario, Canada  
10.9 acres

**CAD 4,995,000**

**INQUIRIES**  
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Horseshoes have been identified as a sign of good luck for centuries, so it's befitting that Horseshoe Island – located on the outskirts of Pointe au Baril within Ontario's Georgian Bay – should present itself as the opportunity of a lifetime for a special island buyer.

At approximately 5.4 acres, Horseshoe Island is an undeveloped gem that delivers the best qualities Canadian island real estate has to offer in one of the country's most coveted destinations. Open water views reveal the eastern portion of Georgian Bay in all its natural glory, and with an elevated building site, the serene vistas extend for miles in every direction. A deep-water harbor ensures a safe and convenient entry point, while the island's soaring white pines are a visual reminder of the region's many natural wonders. The island's southern portion has been donated to the Georgian Bay Land Trust as a restricted use property, which will help preserve the delicate ecosystem for generations to come.

Horseshoe Island is a brief boat ride to the Ojibway Club, a gathering place for the area's residents at the heart of Pointe au Baril. The 42-acre island has become the epicenter of summer island life, where members may engage in an array of activities from tennis and water sports to summer camp for the kids and family dinners. Recently celebrating its 100-year history, the club embodies the Georgian Bay's strong community roots that date back to American entrepreneur Hamilton C. Davis' initial hotel venture.

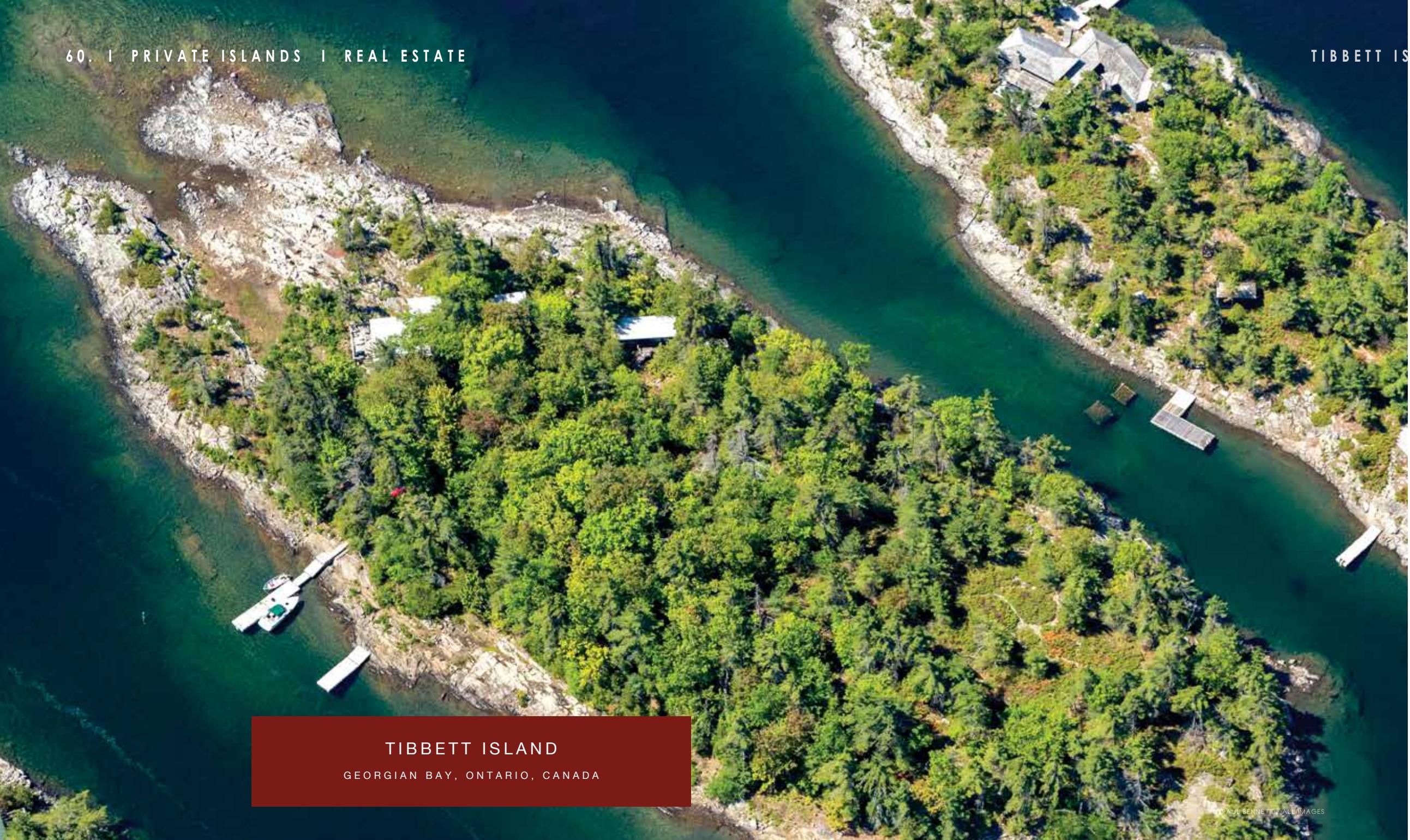
Horseshoe Island provides the unique opportunity to create a custom-built island oasis with all of the amenities one might desire within the natural beauty of the Georgian Islands' northern reaches. If ever there was a sign of good luck, this is it.



**HORSESHOE ISLAND**  
Pointe au Baril, Georgian Bay  
Ontario, Canada  
5.4 acres

**CAD 785,000**

**INQUIRIES**  
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**A**t 3.3 acres, Tibbett Island is a gem of a discovery, tucked away near the Long Sault area of San Souci. The deep blue water of Spider Bay, part of the Georgian Bay Biosphere Reserve, was internationally recognized by UNESCO (the United Nations Educational, Scientific and Cultural Organization) in 2004. This designation – one of only 16 throughout Canada – ensures a continued commitment to conservation, education and sustainable development so that Tibbett Island and the surrounding region will be preserved for generations.

Filled with lush evergreens, such as Eastern white pines, the island also offers unhindered views that include the Umbrella Islands in the distance – one of the Bay's most cherished picnic destinations. The sounds and sights of local wildlife – including local blue herons, loons and hummingbirds – are frequent reminders of the island's precious ecosystem and Georgian Bay's splendor.

Tibbett Island includes a previously constructed 840-square-foot cottage. The cottage's two bedrooms, kitchen, living room and washroom/laundry room provide a welcoming environment for the gathering of close friends and family. A wood-burning stove, a firepit and a hot tub create cozy outdoor settings for cool nights. The beautiful granite patio is the picture-perfect backdrop for a morning coffee or afternoon barbecue, while the addition of two bunkies (a single and a two-bedroom) provide extra space for increasing the fun factor.

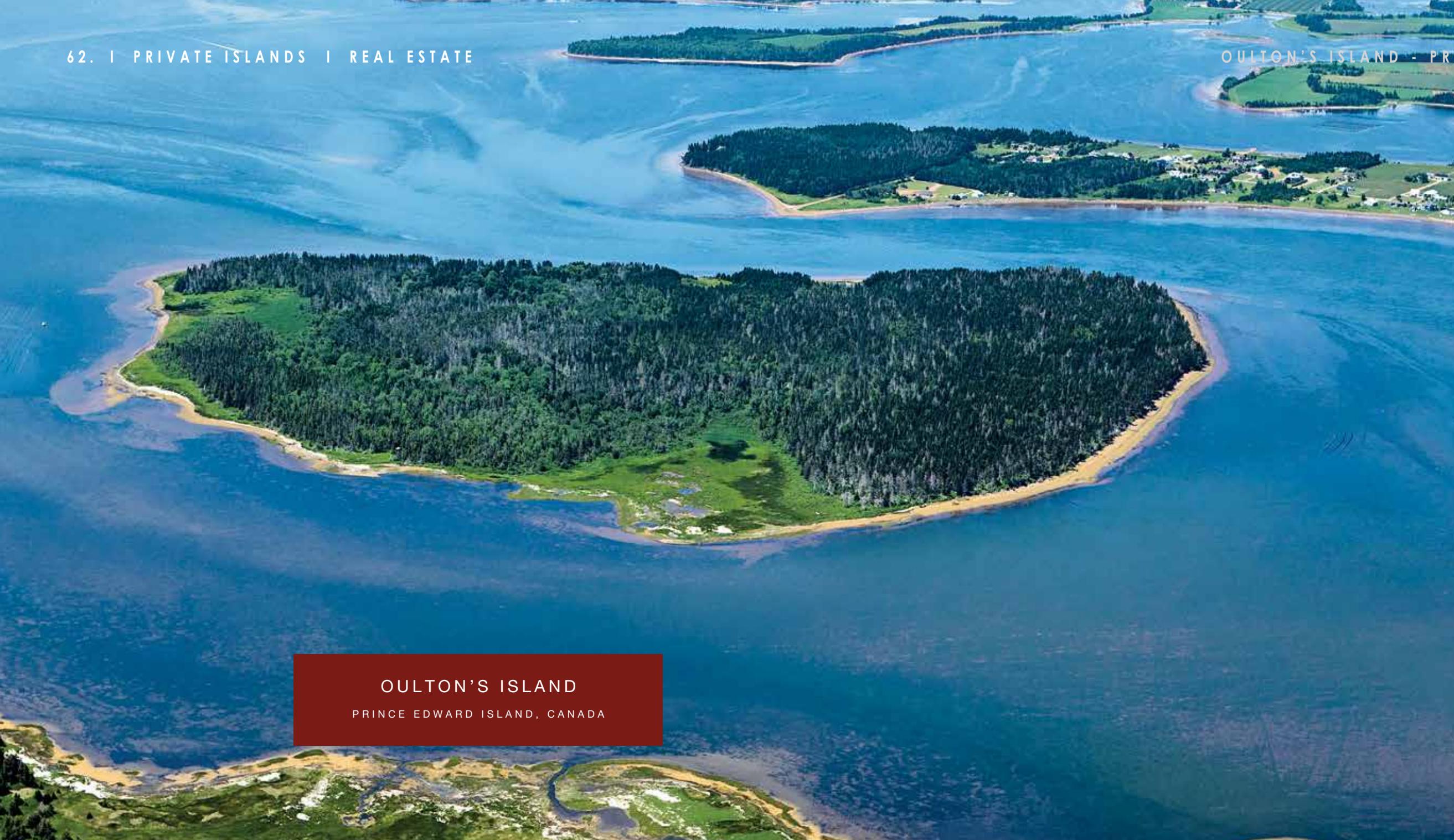
This western-facing island is only a 15-minute boat ride from the marina basin at Parry Sound. The charming town is filled with activities such as golf, ATV tours and dive excursions; it also hosts the annual Festival of the Sound, a summer arts festival that showcases some of the most notable classical musicians in the world.



**TIBBETT ISLAND**  
Sans Souci, Georgian Bay  
Ontario, Canada  
3.3 acres

**CAD 975,000**

**INQUIRIES**  
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www.moffatdunlap.com



An undeveloped island is like a blank canvas waiting for its future owner to create a work of art that will be cherished for generations to come. But the odds of a stunning outcome are greatly increased when you have a palette like Oulton's Island as a starting point – 211 pristine acres nestled in protected Alberton Harbor, less than 1,000 feet from Prince Edward Island's northeast corner.

Rich woodlands dot this Canadian island: spruce trees soar toward the open sky and deciduous species change with the seasons, providing a color-shifting backdrop throughout the year. Of course, this real-life painting wouldn't be complete without an accessible shoreline. The island's circumference offers 2.5 miles of unspoiled beaches, perfect for a sunset walk or launching a kayak into the harbor's calm waters.

Already approved for a single residence, Oulton's Island's size and location make it the ideal opportunity to construct a luxury home. Its convenient location and accessibility also would suit a corporate retreat. Purchase includes three acres on PEI's mainland, which can accommodate a second residence.

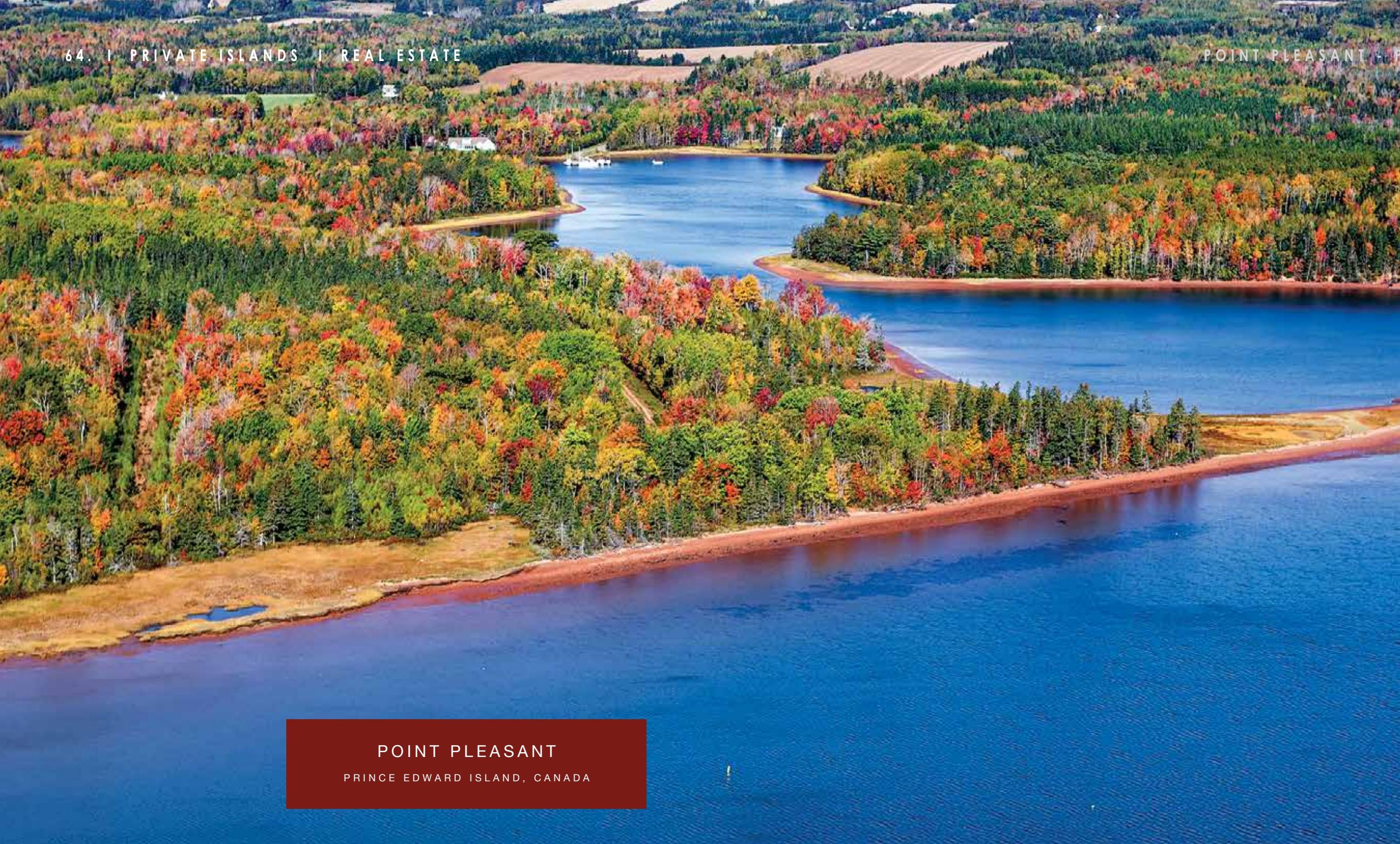
History buffs will appreciate the story of the island's namesake, Robert E. Oulton, who first settled and farmed the land in 1890. Oulton earned recognition as a pioneer in the breeding of silver foxes, an industry that by 1913 was valued at nearly USD 14 million.

Oulton's Island's lush meadows now serve as a playground for a colony of great blue herons and other wildlife. The serene setting offers the best of both worlds, with PEI's close proximity delivering a range of offerings, including golf, provincial parks, award-winning cuisine, local culture and art, and outdoor adventure. And at the end of the day, island life awaits with a private respite unlike any place else in the world.

**OUTON'S ISLAND**  
Prince Edward Island, Canada  
211 acres

**USD 1,450,000**

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Considered by many to be one of Canada's most picturesque destinations, Prince Edward Island's history dates back nearly 2,000 years and weaves together the legacy of the First Nations Mi'kmaq people with French and British settlers. The country's smallest province played host to the famous 1864 meeting that would lay the groundwork for a new nation. Now, the island's largest property is available and offers an exclusive opportunity to help write PEI's next chapter.

Located on the southeastern part of PEI, Point Pleasant offers 500 stunning acres of groves dotted with birch, oak and white spruce trees – a testament to the fertile soil that once served as farmland. Untouched beaches border three miles of oceanfront, a complement to the area's longstanding nautical history. The nearby fishing village Murray Harbour welcomes visitors to hike or bike its red dirt trails and partake in the bounty of locally sourced seafood.

Point Pleasant is ready for a visionary to imbue the land with the spirit and sensibility that draws visitors to PEI from around the world. The property has been tentatively approved for development with 313 oceanfront and forested lots, while more than 2.5 miles of roads already have been cleared for access. A conceptual golf course also has been integrated into the plan.

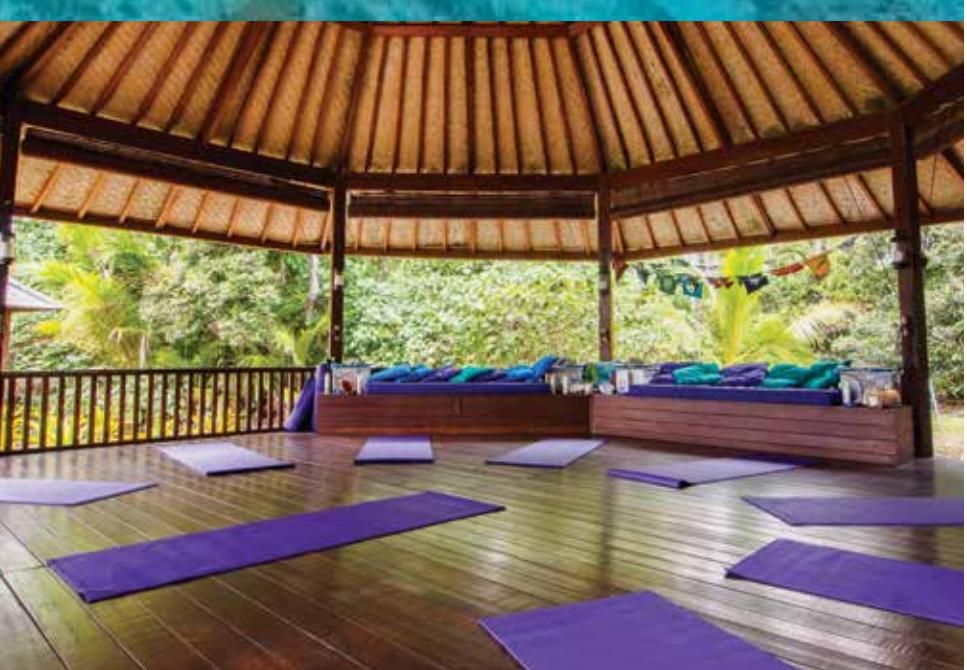
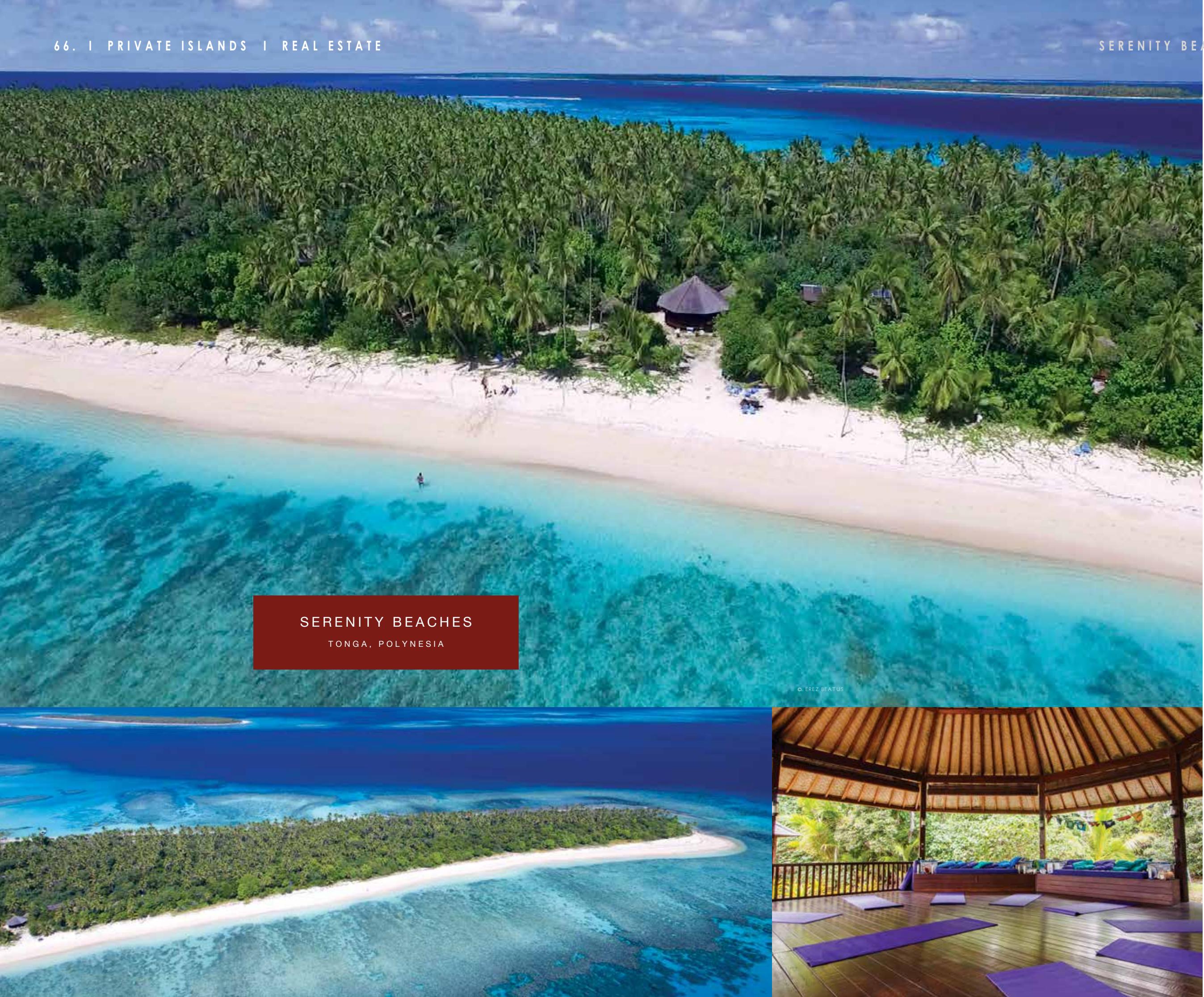
Conveniently located, Point Pleasant is a mere 15 minutes from the Woods Island Ferry, which provides easy access to Nova Scotia and other points throughout the United States and Canada, and only 35 miles from PEI's capital of Charlottetown, where one can discover a wealth of local restaurants and artisans. Nearby Brudenell River Provincial Park offers respite for the outdoor enthusiast, with two 18-hole championship golf courses, water sports and horseback riding.

Point Pleasant is a dream in the making, presenting infinite possibilities to contribute to PEI's continued evolution.

**POINT PLEASANT**  
Prince Edward Island, Canada  
500 acres

**USD 2,900,000**

**INQUIRIES**  
C. Guy Cooper  
Tel: 604 724 8219  
Email: cgc123@gmail.com  
<http://luxuryisle.com>



Set on the remote and uninhabited island of Uoleva in the Ha'apai Island group in the Kingdom of Tonga, Serenity Beaches is a 10-room resort spread over eight idyllic acres, purpose-built as an isolated heavenly getaway for relaxation-starved travelers. Just a 35-minute flight and a 45-minute boat ride from Tonga's capital, Serenity Beaches offers world-weary visitors the chance to completely unplug and unwind in the heart of Polynesia.

Accommodations are in traditional-style fale made from Indonesian hardwood, concrete, or pine, each immersed in nature with outdoor showers and set into its own stretch of palm-fringed white sandy beach. Whether it's reading a book in a hammock, getting a soothing massage or walking along the beach, deep relaxation is in store for Serenity Beaches' guests. The chef creates fantastic meals made from local ingredients, and fresh coconut is no farther than a staff member's shimmy up a tree. At night the staff shares local customs and fascinating stories around a campfire under the brilliant stars.

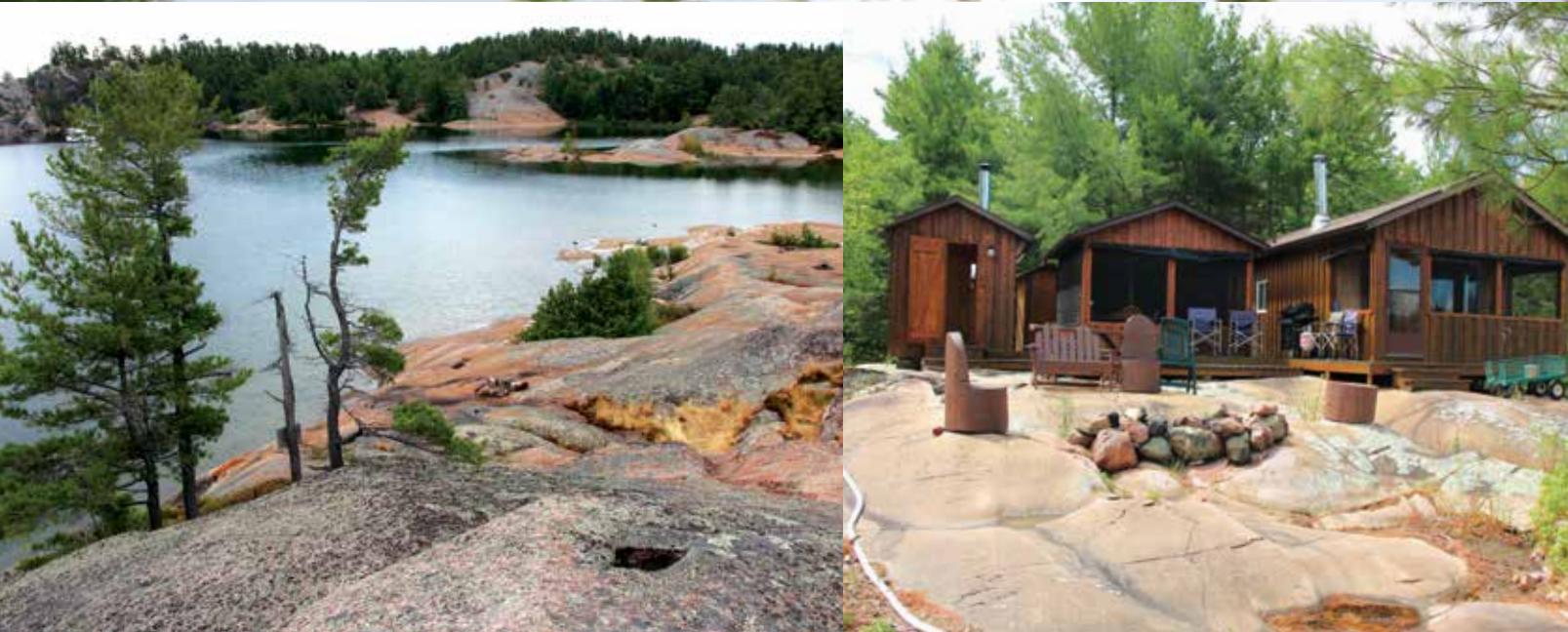
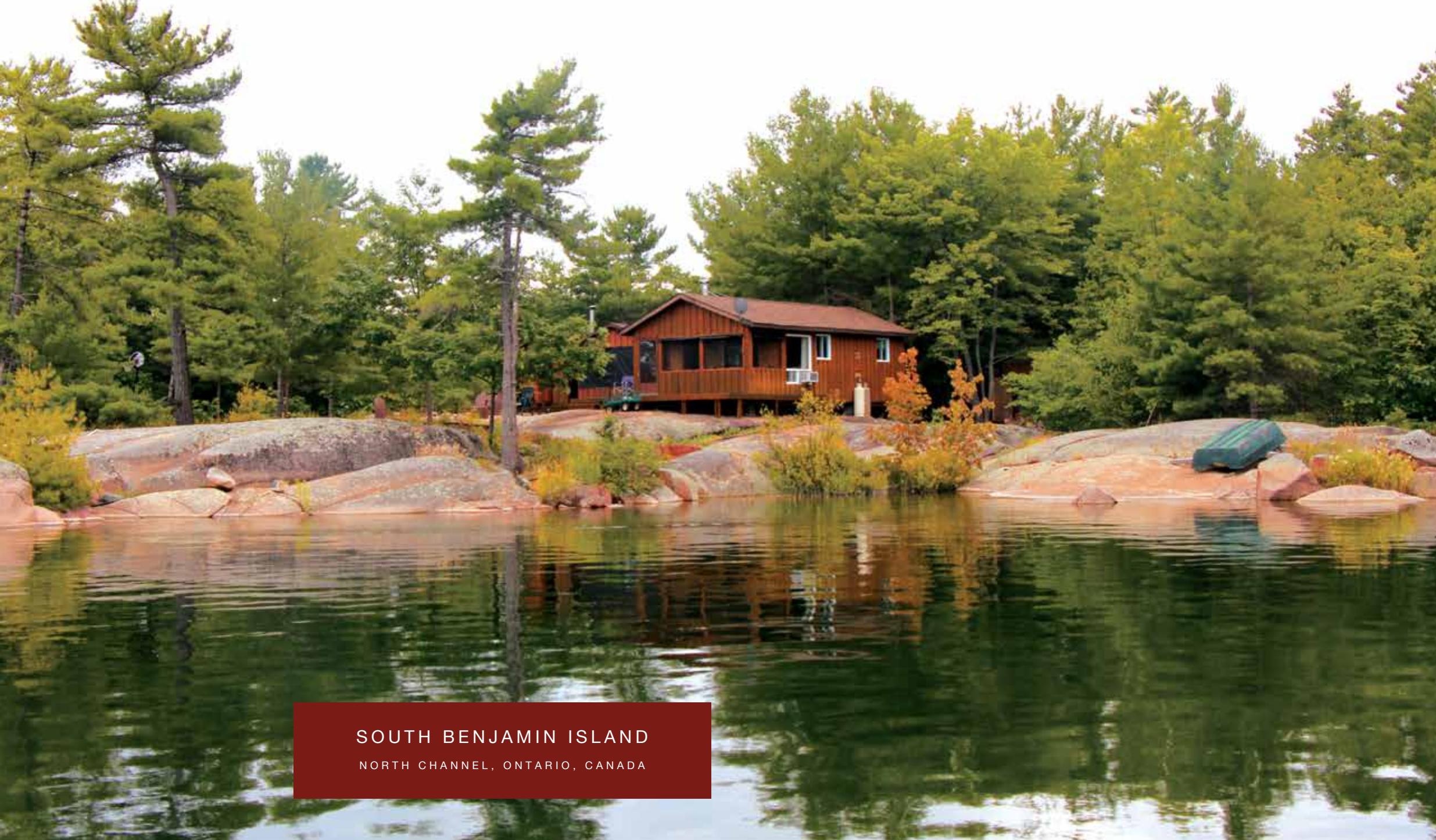
For active types, opportunities abound: Guests can snorkel in crystal-clear waters, swim with manta rays, kayak to a distant shore, surf their own private wave break, visit ancient stone mounds or experience an intimate whale encounter. Tonga is one of the world's few places where you can interact with humpback whales. Serenity Beaches conducts guided trips aboard its two 30-foot boats to see and swim with these gentle giants, which live in the area between June and October before heading back to Antarctica. The property also has its own dedicated yoga room and classroom space that can accommodate weddings, families, or groups that want to focus on art, writing, meditation, dance or cooking themes.

For more information about Serenity Beaches, visit [serenitybeaches.com](http://serenitybeaches.com).

**SERENITY BEACHES RESORT**  
Tonga, Polynesia  
8 acres

**PRICE UPON REQUEST**

**INQUIRIES**  
Patti Ernst  
[info@serenitybeaches.com](mailto:info@serenitybeaches.com)



The North Channel of Georgian Bay, which hugs the northern edge of Lake Huron, has long been a favourite of those who appreciate the finest in freshwater cruising and all it offers. The channel stretches approximately 160 nautical miles from Michigan's Sault Ste. Marie to Killarney, Ontario. Toward the channel's eastern end is South Benjamin Island, safely tucked between mainland Canada and Manitoulin Island, the world's largest freshwater island.

Even from a distance, boaters will recognize South Benjamin Island's signature pink granite, gracefully jutting out of the water like a gemstone waiting for its setting. Declared a "National Beauty Spot" and a popular anchorage destination for boaters, the Benjamin Islands are most easily approached by boat from the southeast side through Clapperton Island Passage, or from the Northwest via the Spanish, Ontario marina. This 5 acre parcel with approximately 1,500 feet of frontage is the only private land on North and South Benjamin Islands, and is located in the most beautiful part of South Benjamin Island's incredible landscape, with much of this frontage providing sheltered coves for docking.

Currently, a private cottage, dock and support buildings provide a comfortable foundation for enjoying island life and there are endless possibilities for further development. Because it is outside of existing planning district controls and restrictions in unsurveyed territory (no building permits required), South Benjamin Island is perfect for the visionary seeking to create a wholly unique island retreat.

For outdoor enthusiasts, South Benjamin Island's location is perfect for day trips to experience the region. Hiking and exploration opportunities abound at many of the 30,000 islands that dot the channel, while larger port towns such as Little Current to the east and Blind River to the west offer restaurants and shopping.

With so many routes to explore, South Benjamin Island is full of potential, while its uninhabited location – free from city lights – makes it the ideal spot for stargazing and viewing the northern lights. Most who cruise the North Channel only experience these coveted islands in passing, but ownership ensures these heavenly views for a lifetime.

**SOUTH BENJAMIN ISLAND**  
North Channel, Ontario, Canada  
13 acres

**CAD 1,500,000**

**INQUIRIES**  
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Sutton Group -  
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ISLAND C-935  
GEORGIAN BAY, ONTARIO, CANADA



About halfway up the eastern coast of Canada's gorgeous Georgian Bay lies the popular Parry Sound District, a key component of the majestic region known to Ontarians as "cottage country." Easily accessible from Toronto by a drive of about two and a half hours, the town of Parry Sound serves as the jumping off point for the area's myriad islands and their unbelievably scenic and perfectly secluded summer homes.

Set right at the entrance to Parry Sound itself is one such private island gem, a 5.4-acre beauty located directly adjacent to the larger Kewis Island. Known simply as C-935 for now and awaiting your name-giving creativity, the island features a beautiful smooth granite shoreline and mature white pines, and it sits at a prime position, with panoramic open water vistas toward the Pancake Islands to the east and the historic Red Rock Island Lighthouse to the west.

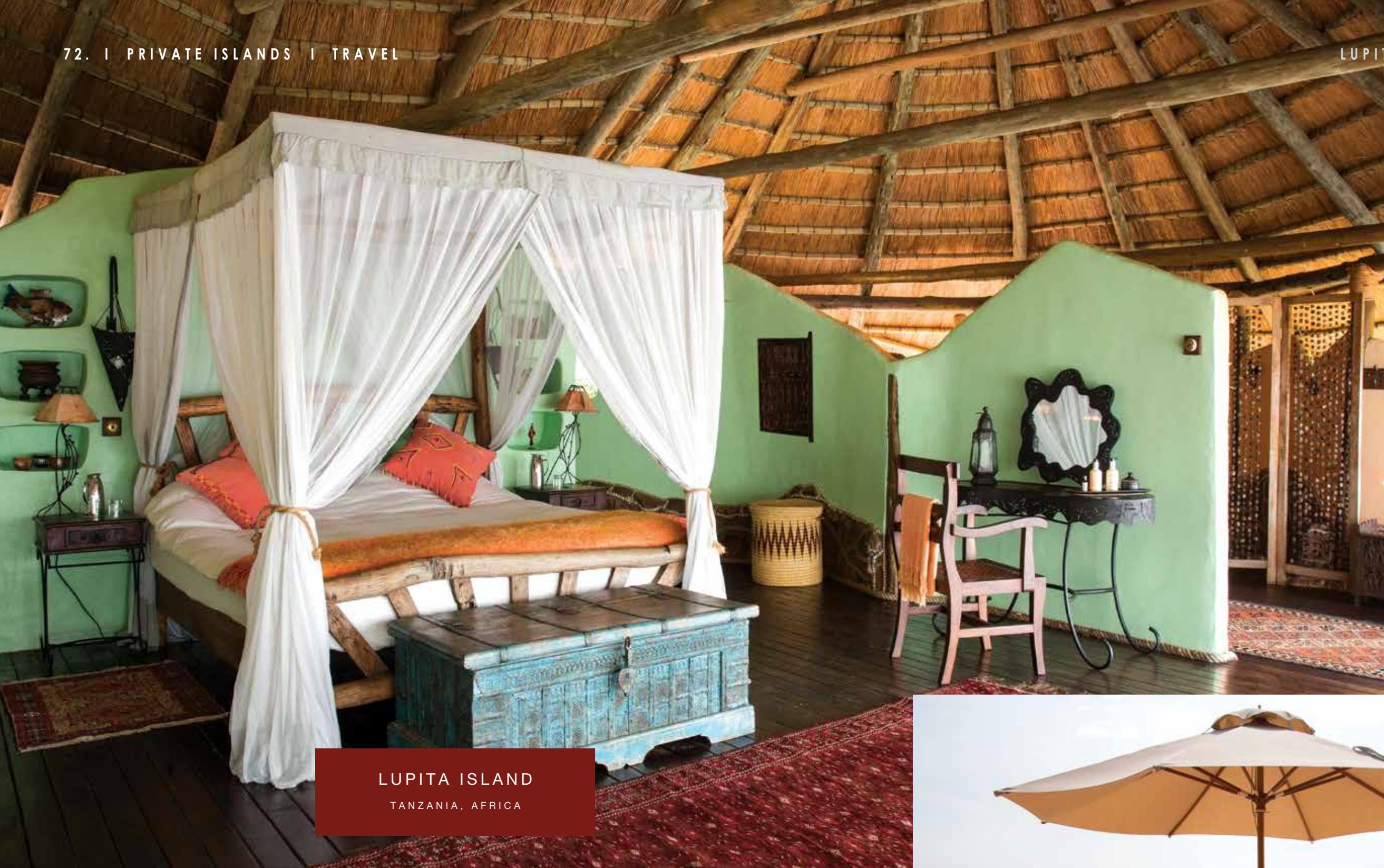
The island's tasteful main cottage is a two-bedroom Pan Abode cedar home, featuring an open concept living room, dining room and kitchen area; a master bedroom with two-piece bath; another three-piece bath with shower; a stone fireplace; and two decks. Electricity is provided by submarine cable. Two additional cabins offer extra sleeping accommodation, and the island boasts additional building sites with fantastic views where a larger cottage could easily be constructed. The island's sheltered docking is excellent, and its back bay is perfect for swimming.

This lovely Georgian Bay island is on offer for a very affordable CAD 1,300,000. A vacant two-acre lot on next-door Kewis Island is also available, and can be included in the same package for an additional CAD 200,000.

**ISLAND C-935**  
Georgian Bay, Ontario, Canada  
5.4 acres

**CAD 1,300,000**

**INQUIRIES**  
Michael Gerhardt  
Broker of Record  
M. Gerhardt Real Estate Limited  
43 James St.  
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gerhardt65@gmail.com  
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LUPITA ISLAND  
TANZANIA, AFRICA

Anyone who's ever rushed back to civilization after an amazing African safari knows that it's far from the ideal scenario. After the thrill and intensity of a safari, you need the proper time to completely unwind and process the incredible things you've experienced before heading back into the modern world.

Thankfully there's Lupita Island, an exclusive oasis of secluded paradise located just off the western shoreline of mainland Tanzania in Lake Tanganyika – the world's longest freshwater lake, not to mention its second deepest. As the only island lodge on the sparkling

lake, Lupita Island and its 130 acres offer visitors the unique chance to experience one of the most beautiful, undiscovered regions of Tanzania, while still being adjacent to some of the continent's most amazing safari experiences – all of which can be arranged by the island's proprietors.

"We don't strive to be a hotel in the normal sense of the word," says Belinda Lithgow, Lupita's managing director. "We are a whole experience, where our guests are part of the island, and relaxation and ambience are the main ingredients. From the moment they

arrive to the moment they depart, they will be taken care of."

Many guests come to Lupita Island for a leisurely stay of four or five days once their safaris are finished, while others come solely to spend a relaxing week, just basking in the island's comforts. For those wanting complete privacy, the island can be taken over exclusively, with all of its facilities included.

"A typical visitor to Lupita is hard to define," Belinda says. "We have various types of guests, from large groups of friends celebrating special occasions, to honeymoon couples, to family groups with teenagers, to grandparents bringing out their whole families and taking over the island, to famous and high-profile people wishing to get away and to be totally private on an exclusive-use basis."

Arrivals at Lupita Island are generally personally arranged by Belinda. "Every booking is different, so each booking is customized," she says. "We have a private airstrip on the mainland, so most guests fly in. Depending on how they want to proceed in Tanzania – safari first, or straight to Lupita – I can organize all flights and transport."





Lupita Island's 13 cottages are crafted for guests' privacy and comfort and are dotted among a tropical forest of indigenous trees. Each cottage features a large, cozy living area, a spacious separate bedroom, a private plunge pool and sundeck, a hot waterfall shower, and a large outdoor bathtub. From their open verandas, every cottage enjoys breathtaking lake and mountain views, making the most of the area's balmy breezes and memorable sunsets.

Set high on the hillside, Lupita Island's spa balances the rustic grace of the natural landscape with modern facilities, and boasts magnificent views of Lake Tanganyika and the neighboring mountains. The lodge's freshwater pool, set away from the main area for privacy and tranquility, has its own bar for savoring ice-cold cocktails under warm African skies.

Depending on your desires, your stay on Lupita Island can be customized to include a variety of local or cultural activities. Enjoy a white-tablecloth buffet on a private beach with the wines or cocktails of your choice. Visit one of the small, traditional villages on neighboring islands and hear firsthand from the locals about their fascinating ways of life. Hire a helicopter and fly to Kalambo Falls on the Zambian border, or take a day-trip flight to Katavi National Park for game viewing. Or just stay close to home and choose from numerous simpler options such as swimming, snorkeling, fishing, kayaking or sunset cruising aboard the island's 46-foot cruise boat, the Winsor Rose.

So come see for yourself why Lupita Island earns such consistently stellar marks from some of the world's most seasoned travelers – and once they've discovered it, why so many keep coming back for more.

For more information email  
[info@lupitaisland.com](mailto:info@lupitaisland.com) or visit  
[www.lupitaisland.com](http://www.lupitaisland.com)



## AL MARJAN ISLAND

UNITED ARAB EMIRATES

Ras Al Khaimah, which means “top of the tent” in Arabic, is the northernmost of the seven emirates that make up the United Arab Emirates and a place where the country’s natural assets form a magical confluence. The UAE’s tallest mountain rises more than 6,000 feet above the desert, providing views across the coastline and valleys. Neolithic archeological sites dating to 5000 B.C.E. and the remains of 18 historic forts, castles and towers dot the area. Unspoiled desert is easily accessible from the mountains or the sea, and more than 26 miles of golden-sand beaches line the coast, beckoning visitors toward the crystal-clear blue waters.

This richness of natural features hasn’t gone unnoticed. Tourism to the area has risen 37 percent since 2011, supported by increased hotel offerings and a government that embraces free enterprise. It’s the ideal landscape for Al Marjan Island, a multi- development project that elevates island luxury to a new level.

The four islands that comprise Al Marjan Island are 2.8 miles out from the coast of Ras Al Khaimah on more than a square mile of reclaimed land, emulating the shape of the coral that lies beneath the surrounding waters of the Arabian Gulf. The name, Al Marjan,

actually comes from the Arabic word for coral, a way of underscoring that the project carefully considered the area’s natural currents and marine landscape while at the same time maximizing access to the islands’ nearly five miles of white-sand beaches.

Located only 20 minutes’ drive from Ras Al Khaimah’s airport and 40 minutes away from Dubai International Airport, Al Marjan Island delivers escapism from a globally connected locale. The development provides a stable, fully developed infrastructure for a plan that includes 10,000 residential units, 8,000 hotel rooms, 400

rooms for wellness retreats, and 600 holiday villas.

Breeze Island is the gateway to Al Marjan, with a waterfront promenade earmarked for shopping, dining and luxury hotels. Rixos Al Bahr and Hilton Doubletree opened their doors on the island in 2014, offering spectacular Gulf views. Treasure Island is the walkable “urban” center of the development and since 2014, home to Accor’s five-star Al Marjan Island Resort & Spa. Planned public parks, schools, medical clinics, and mosques guarantee high-quality living for island residents.



View Island is where the community will come together for leisure activities and will feature a private beach club for all residents and guests to enjoy the island's pristine sands in a family-friendly environment. More dining and entertainment options will add to the appeal. Dream Island is designed for sanctuary: Al Marjan's gated villa community will provide an exclusive getaway for families who want to spend holidays in the privacy of their secondary homes while still having access to all of the amenities of a luxury resort. Dream Island also will house the island's wellness retreats and a 300-berth marina and yacht club.

Investors in the hotel and residential plots at AMI will benefit from Ras Al Khaimah's accommodating marketplace. The emirate currently has an 'A' credit rating from both Fitch and Standard & Poor's. There is no personal or income tax; there are no foreign exchange contracts; and total repatriation of capital and profits is allowed. Utilities service, labor, and construction accommodation are in place. Projected return on investment is up to 12 percent annually on residential units and up to 17 percent annually on hotels, outpacing island projects in Dubai and Abu Dhabi.

There's never been a better time to explore a new region of the UAE. With Al Marjan as its crown jewel, Ras Al Khaimah has the drive and development plans to triple its overnight visitors to upwards of 2.4 million by 2025.

**AL MARJAN**  
United Arab Emirates

**PRICE UPON REQUEST**

**INQUIRIES**  
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 Tel. +971 7 2035 000  
 Email. [sales@almarjanisland.com](mailto:sales@almarjanisland.com)



PUMPKIN KEY  
FLORIDA, UNITED STATES



Nestled at the top of the Florida Keys within easy reach of the excitement of Miami is the tropical solitude of Pumpkin Key, offering either your own private family escape or the potential for controlled development.

In the land of gorgeous sunsets, Pumpkin Key is 26 acres of tree-shrouded privacy, situated in the quiet waters of Card Sound Bay, only a 10-minute helicopter ride from Miami. It's also easily accessible via three-minute boat ride from your shoreline home at Ocean Reef Club, which is included along with 100 feet of dockage.

With its lovely protective swath of mangroves, Pumpkin Key harbors a secure, 5,000-square-foot single-family estate with three bedrooms, three-and-a-half baths, swimming pool and hot tub. The estate also includes two caretaker's cottages and an apartment for a boat captain or pilot with an office for all needed support. Extensive golf cart paths make for easy island exploration, and the tennis courts at Pumpkin Key's center also serve as an exclusive helipad.

The 20-slip marina, which can accommodate a mega yacht, underscores the island's incredible development potential. Potable water, electricity and high-speed fiber-optic internet are already accessible from the shore to a dozen 1.5-acre lots facing the bay courtesy of a concrete conduit buried five feet below the bay bottom. A new owner could easily transform the property into a compound with several waterfront homes. With the extensive amenities available at Ocean Reef, the island could create an offshoot to the private club's 2,500 exclusive acres, which features an oceanfront inn, full-service spa and salon, shops and restaurants, a medical center and two 18-hole golf courses.

Pumpkin Key opens the door to the natural wonders of the Florida Keys as well. A 15-minute boat ride transports anglers to the Gulf Stream or snorkeling and diving enthusiasts to the only tropical coral reef in the continental United States. If it's a family hideaway or a luxury development in an unspoiled oasis that you seek, your search will inevitably lead you to Florida's Pumpkin Key.

**PUMPKIN KEY**  
Florida, United States  
26 acres

**USD 95,000,000**

**INQUIRIES**  
Russell Post  
Russell Post Sotheby's International Realty  
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Russell.Post@sothebysrealty.com  
www.RussellPostSIR.com



In Panama's Bocas del Toro archipelago, a place of amazing biodiversity, you'll find Laguna Azul situated among wild mangroves and perched beside multicolored coral reefs. Nestled in a lovely bay of the lushly forested Popa Island, which shelters it on three sides, this 15,000-square-foot 8-bedroom, 8-bathroom over-the-water resort is poised for new life as a private retreat or a reimagined luxury lodge.

The transparent surrounding waters are ideal for snorkeling or diving among the resident tropical fish, turtles and dolphins. The local coral reef also serves as a wave break, maintaining calm seas for year-round canoeing and kayaking. Laguna Azul's two-story main building is designed to showcase the stunning water views and mesmerizing sunsets in this tranquil, little-explored region. The airy and spacious living room, dining room and beautiful terrace facing the open sea create the perfect setting for entertaining guests or could be used as hotel common areas. All of the bedrooms are suites and furnished in teak and rattan from Indonesia. There is a floating deck for sunbathing, and the nearest beach is only a 15-minute boat ride away.

Constructed with an environmentally conscious mindset, Laguna Azul has an on-site water treatment facility where rainwater is collected and stored and another structure to house the 15-kilowatt generator and solar panel system that supply energy around the clock. The property also includes two smaller houses, one with four bedrooms and four bathrooms and one with two bedrooms and two bathrooms that could be used for guests or support staff.

Two docks provide easy boat access, currently the only way to reach the island, but there is plenty of room for expansion, including development of a heliport. Bocas del Toro International Airport is only about 35 minutes away by boat.

**LAGUNA AZUL**  
Panama, Central America  
2.47 acres

**USD 1,480,000**

**INQUIRIES**  
Paola Vaisberg  
Tel: +5491155269649  
vaisbergproducciones@gmail.com

## IT'S ELEMENTAL:

AN AFFORDABLE FRESH WATER RESOURCE FOR ISLAND OWNERS

Water is the passion of island owners. It's an essential part of the stunning vistas and the key to privacy from the rest of the world. But it also creates an expensive sustainability issue, because the majority of the water covering the planet is undrinkable. Reverse osmosis, the most popular form of converting salt water to fresh, requires high consumption of electricity, which is not a reliable or environmentally sound option for remote islands.

Enter Elemental Water Makers, founded in 2012 by a pair of engineers from Delft University of Technology. The Netherlands-based clean tech company developed a reverse osmosis system that can run continuously while relying entirely on the fluctuating renewable resources that island owners have at their fingertips: the sun, ocean, earth and wind. At its core, it's a solar-powered pump that draws in seawater and relies on gravity to stimulate reverse osmosis.

Thanks to the constant pressure generated through the system's elevated water buffer, it's possible to

produce anywhere from a few thousand to hundreds of thousands of gallons of fresh water daily while avoiding carbon dioxide emissions and cutting electric costs entirely. With established technology and remote monitoring, these desalination units deliver fresh water without maintenance concerns. By eliminating high-pressure pumps and generators, unnecessary noise vanishes as well, allowing the island's natural soundtrack of wind and waves to return to the forefront where it belongs.

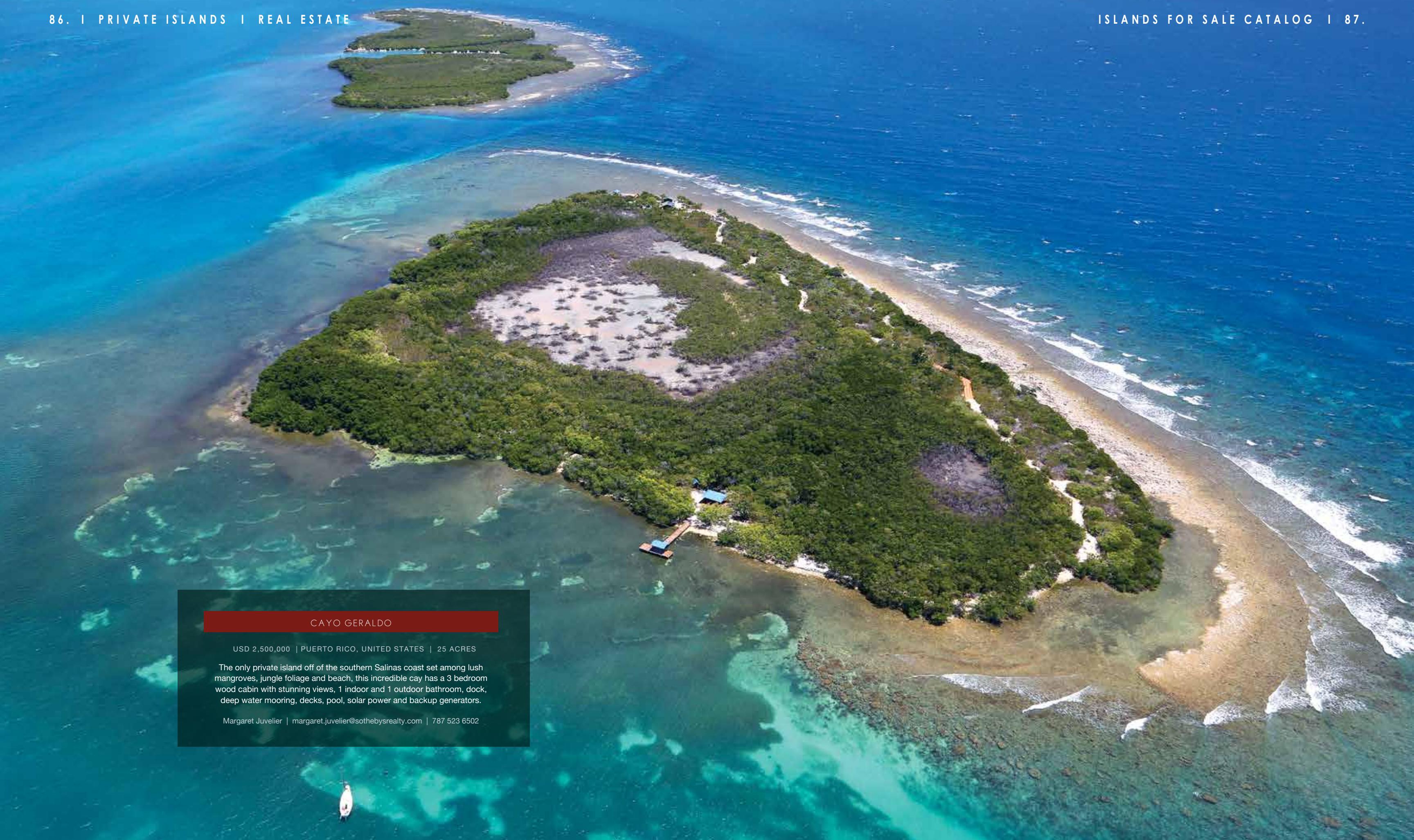
After its successful pilot launch in Indonesia, the company now offers customizable, off-the-grid water makers for homes, resorts and communities of all sizes – or even entire municipalities. Elemental Water Makers' inaugural residential project, a private island home in the British Virgin Islands, already has seen its carbon-dioxide emissions drop 25 metric tons per year and reduce the cost of water by 63%.

Fresh water has never been so easily obtainable or this free of guilt.



Elemental Water Makers B.V.  
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+316 29 29 43 57 The Netherlands  
+1284 34 10 249 British Virgin Islands  
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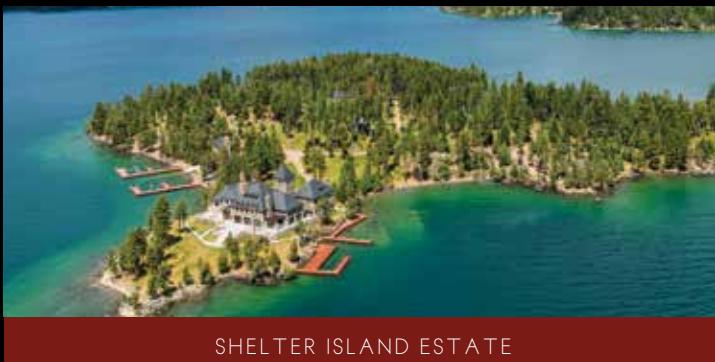


## CAYO GERALDO

USD 2,500,000 | PUERTO RICO, UNITED STATES | 25 ACRES

The only private island off of the southern Salinas coast set among lush mangroves, jungle foliage and beach, this incredible cay has a 3 bedroom wood cabin with stunning views, 1 indoor and 1 outdoor bathroom, dock, deep water mooring, decks, pool, solar power and backup generators.

Margaret Juvelier | [margaret.juvelier@sothebysrealty.com](mailto:margaret.juvelier@sothebysrealty.com) | 787 523 6502

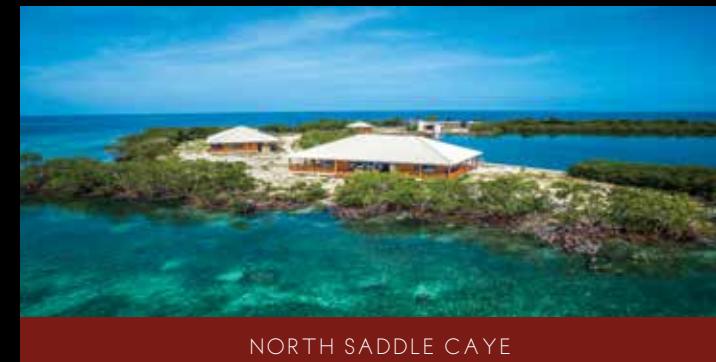


SHELTER ISLAND ESTATE

USD 39,000,000 | MONTANA, UNITED STATES | 22+ ACRES

Rising from Flathead Lake, one of the top 3 cleanest lakes in the world, Shelter Island features over 32,000 sq.ft. of structures and commands 7,000 ft. of prime lakeside frontage. Currently the largest private home in Montana, the 5 bedroom 8 bath main house is over 24,000 sq.ft.

Dawn Maddux | dmaddux@glaciersir.com | 406 550 4131

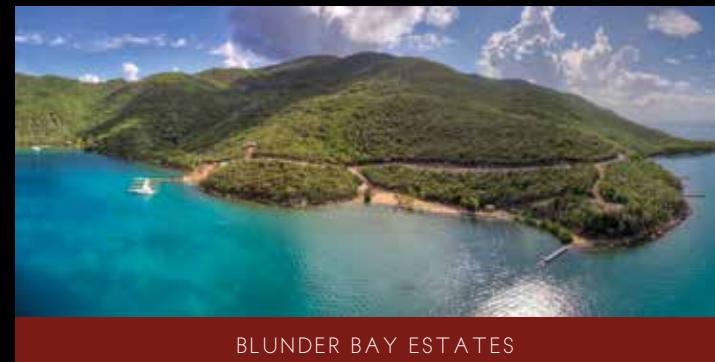


NORTH SADDLE CAYE

USD 6,000,000 | BELIZE, CENTRAL AMERICA | 10 ACRES

Situated 45 minutes ENE of Placencia Peninsula is a private island paradise that has been fully developed and one of the only fully self-sustainable islands in Belize, with all the comforts and amenities of a luxury estate including twin luxury villas, 2 guest cottages, deep lagoon and boathouse.

Naomi Anderson | naomi@belizesir.com | 501 610 0803

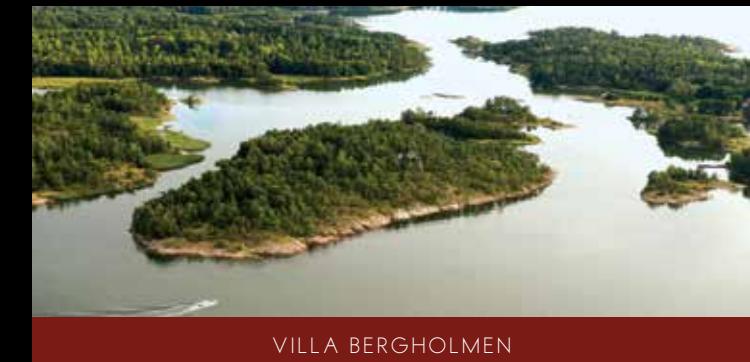


BLUNDER BAY ESTATES

PRICE UPON REQUEST | BRITISH VIRGIN ISLANDS, CARIBBEAN

The fantastic Blunder Bay Estates project consists of 10 spectacular home sites in Virgin Gorda with views of neighboring island superstars like Mosquito, Eustacia, and Necker. The island comes with 99 + 99 leasehold (renewable) ranging in size from 1 acre to more than 2.25 acres.

Ron Brash | ronald.brash@blunderbayestates.com | +1 284 547 5883

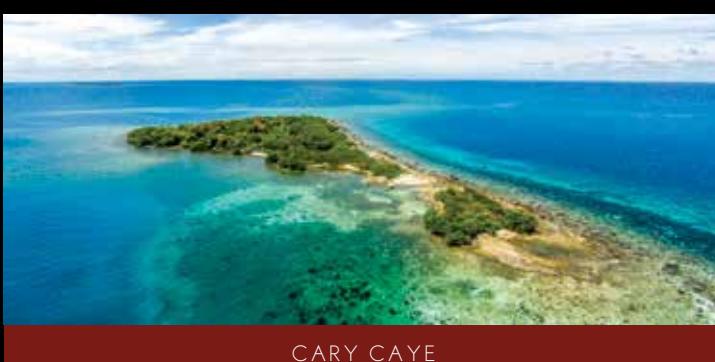


VILLA BERGHOLMEN

EUR 2,300,000 | FINLAND, EUROPE | 2.3 ACRES

Villa Bergholmen is located in the archipelago of Kemiö in the western part of Finland. Ideal for recreational use and business meetings, the island includes the main building, boathouse for two boats, guesthouse and sauna, and is famous for its beautiful scenery, clean water and excellent fishing.

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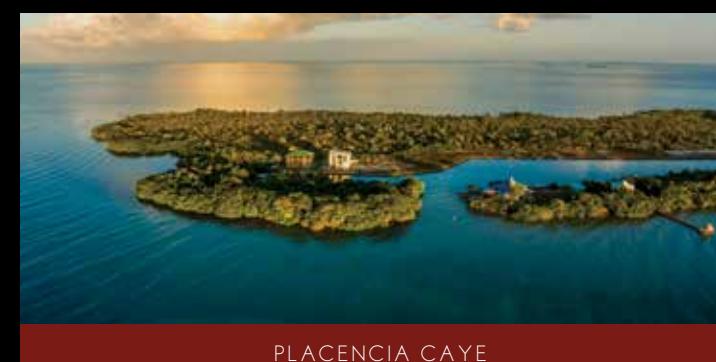


CARY CAYE

USD 1,500,000 | BELIZE, CENTRAL AMERICA | 10 ACRES

Cary Caye is an untouched 10-acre private island ideally situated 12 miles east of Placencia Village. Being located just 9 miles away from Belize's Barrier Reef and an easy 40 minute boat ride from the mainland makes this picturesque island the perfect spot for a small diving or fishing resort.

Boris Mannsfeld | boris@realestateplacencia.com | 501 523 3063

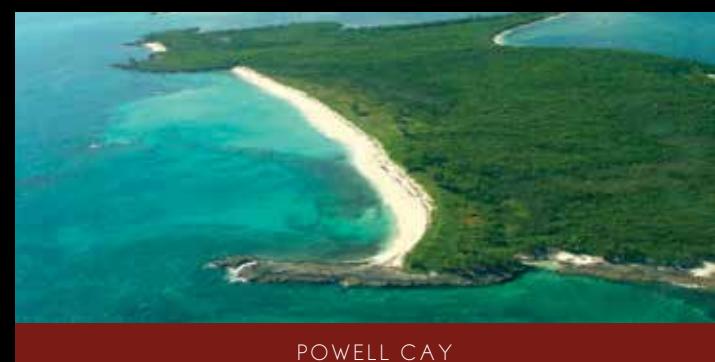


PLACENCIA CAYE

FROM USD 199,000 | BELIZE, CENTRAL AMERICA

Placencia Caye is truly just a few hundred yards away from Placencia Village yet offers the security, exclusiveness and cool factor of living on a private island community. Only 1/3 of the island will be developed with the remainder of the 30 acre island staying in its natural state.

Josh Drummond | info@areibelize.com | 214 699 6106

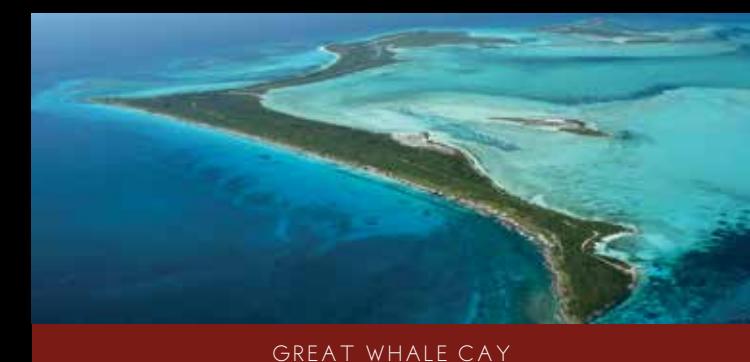


POWELL CAY

USD 7,895,000 | BAHAMAS, CARIBBEAN | 294 ACRES

Located on the mainland of Abaco with 126 acres of Atlantic Ocean exposure and the lee side facing the Sea of Abaco, the southern 168 acres is owned by the Crown and set aside for a proposed nature reserve making the island the ideal place for a boutique resort location or tranquil private retreat.

Mark Hussey | Mark.Hussey@SIR.com | 242 322 2305

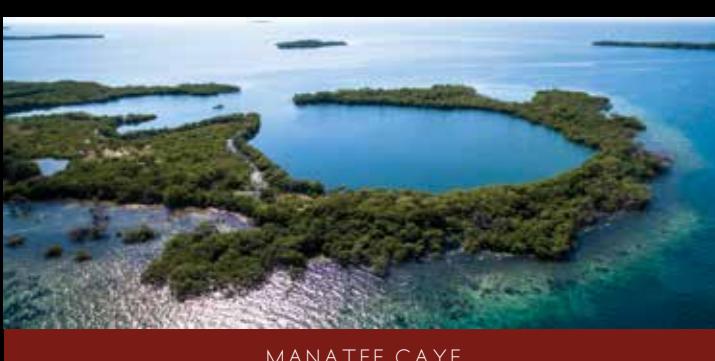


GREAT WHALE CAY

PRICE UPON REQUEST | BAHAMAS, CARIBBEAN | 850 ACRES

One of the largest and most scenic in the collection of islands known as The Berry Islands, this cay boasts a 4000 ft. paved runway and some of the best beaches in the Bahamas. Several historical buildings offer great development opportunities including the Great House, Lighthouse, Church and Museum.

Graham Kwan | gkwani@charactercapital.com | +1 778 668 4212

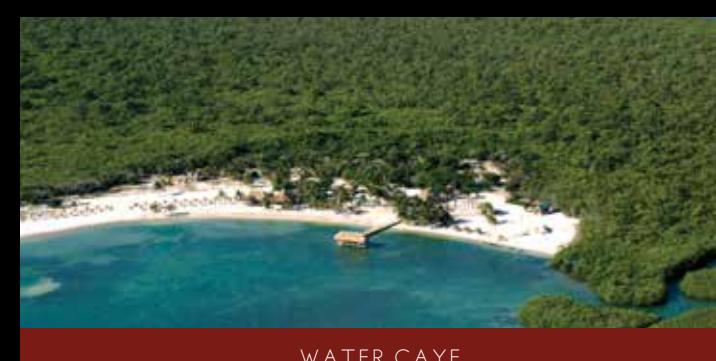


MANATEE CAYE

USD 550,000 | BELIZE, CENTRAL AMERICA | 14.76 ACRES

Manatee Caye is ideally located just 8 miles east of Riversdale near the base of the Placencia Peninsula. A significant amount of improvements have been made to the island including 8 acres of filling with beautiful white sand. The island also has a natural protected lagoon suitable for mooring.

Boris Mannsfeld | boris@realestateplacencia.com | 501 523 3063



WATER CAYE

PRICE UPON REQUEST | BELIZE, CENTRAL AMERICA | 500+ ACRES

Water Caye Island is located approximately 20 minutes from the mainland by boat and minutes from the world's second largest barrier reef. The 10 acre Water Caye Isle Resort is currently inactive, but can become operational in a matter of days and has the capacity to host as many as 1000 guests.

Juan Sanchez | juan@insideMIAMIrealstate.com | 786 302 0351



SERENITY BEACHES RESORT

PRICE UPON REQUEST | TONGA, SOUTH PACIFIC | 8 ACRES

Located on a remote uninhabited island in the Ha'apai Island group, every bungalow is located among the trees on a white sandy beach, providing a truly peaceful, private and relaxing beach experience. Uoleva was once listed by National Geographic as one of the top 10 island beach destinations.

Patti Ernst | info@serenitybeaches.com



AL MARJAN ISLAND

PRICE UPON REQUEST | UNITED ARAB EMIRATES | 660 ACRES

A collection of 4 pristine man-made islands, each island features luxurious hospitality and residential living throughout. Located in Ras Al Khaimah against the picturesque backdrop of the Arabian Peninsula, this is a much sought-after destination for residents, tourists and investors.

sales@almarjanisland.com | +971 7 2035 000

**KATITCHE POINT GREATHOUSE**

USD 7,950,000 | BVI, CARIBBEAN | 0.95 ACRES

Elevated above a rugged shore amidst 3 nearly deserted white sand beaches. This rare oceanfront estate in Virgin Gorda has 5 elegant bedroom suites each with private verandas, a courtyard, indoor outdoor pool bar and roofs mirroring the great pyramids of Egypt.

Maritha Keil | maritha@bvisir.com | 284 494 5700

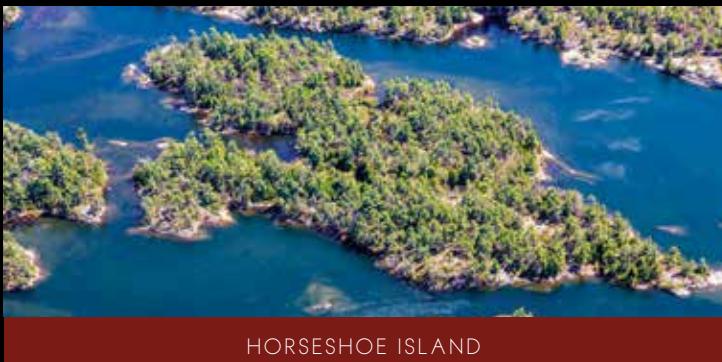


## MOTU MOIE

USD 9,500,000 | FRENCH POLYNESIA, SOUTH PACIFIC | 20 ACRES

This tropical paradise just 15 miles from Bora Bora features a natural coral filtered well providing fresh water, solar powered electricity and accommodations include owner's bungalow, 3 guest beach bungalows, dining and relaxing bungalow, caretaker's house, sports bungalow and utility buildings.

[www.motumoietahiti.com](http://www.motumoietahiti.com)

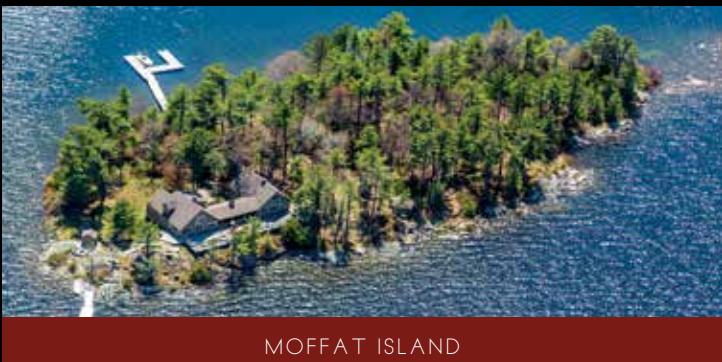


HORSESHOE ISLAND

CAD 785,000 | ONTARIO, CANADA | 5.4 ACRES

This outer island has beautiful open water views, an elevated building site, a deep water protected harbour, stately windswept white pines and breathtaking sunsets. The southern portion being 4.6 acres has been donated to The Georgian Bay Land Trust as a Restricted Use Property.

George Webster | george.webster@moffatdunlap.com | 416 938 9350

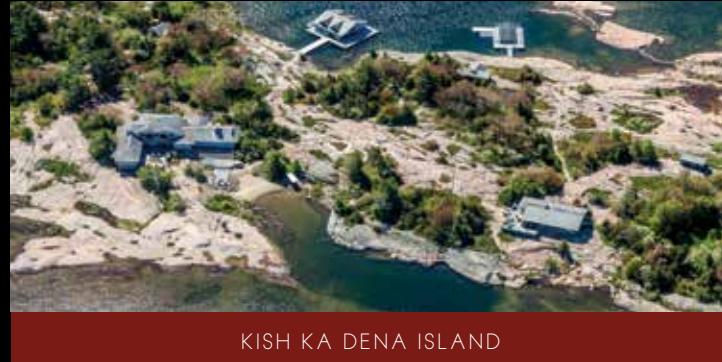


MOFFAT ISLAND

CAD 2,650,000 | ONTARIO, CANADA | 2.23 ACRES

A 2.23 acre island comprised of 3400 sq. ft. main cottage, a sleeping cabin, work out cabin, sauna, utility shed and 2 docking areas, Moffat Island is just 1 km from the storied Ojibway Club in Pointe au Baril, Georgian Bay. Being offered fully furnished, this is an absolutely turn key property.

George Webster | george.webster@moffatdunlap.com | 416 938 9350

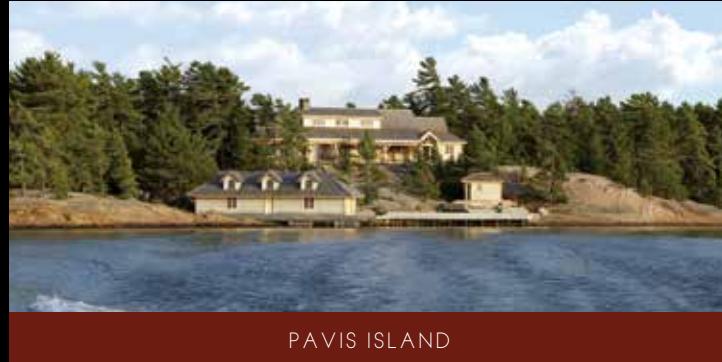


KISH KA DENA ISLAND

CAD 3,950,000 | ONTARIO, CANADA | 3.73 ACRES

Located in Pointe au Baril of Georgian Bay and unquestionably one of the finest outer islands in one of the most desired areas of Georgian Bay, this island comprises 2 legally separate lots with 2 independent cottages. Beach Cottage is 5,000 sq.ft. with boathouse and Cliff Cottage is 1,632 sq.ft.

George Webster | george.webster@moffatdunlap.com | 416 938 9350

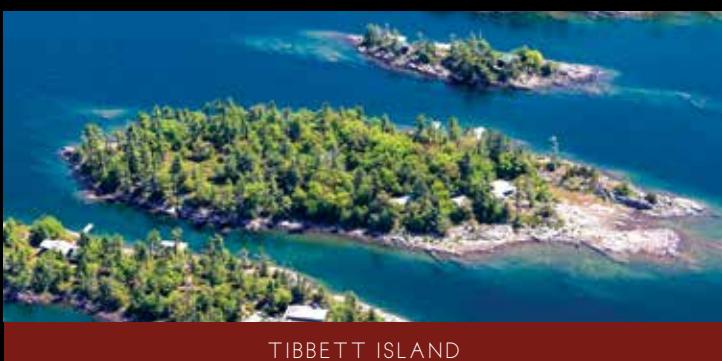


PAVIS ISLAND

CAD 4,995,000 | ONTARIO, CANADA | 10.9 ACRES

This recently completed custom designed family compound is located at Pointe Au Baril on Georgian Bay. The stunning compound is comprised of a main lodge, 2 guest cottages, sleeping cabin, a games/party pavilion, waterside sauna and boathouse, and is sited on 10 acres on Pavis Island.

George Webster | george.webster@moffatdunlap.com | 416 938 9350

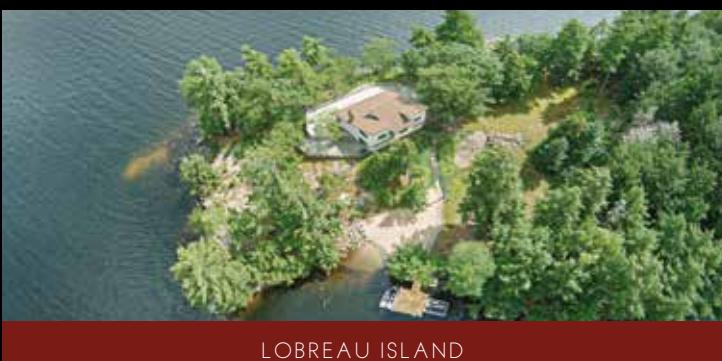


TIBBETT ISLAND

CAD 975,000 | ONTARIO, CANADA | 3.3 ACRES

Tibbett Island located in prestigious San Souci, is beautifully treed with unobstructed views to open waters and The Umbrellas in the distance. The island boasts a 1 bedroom main cottage as well as 2 bunkies of one single and one 2 bedroom and eastern fronting protected deep water harbour.

George Webster | george.webster@moffatdunlap.com | 416 938 9350

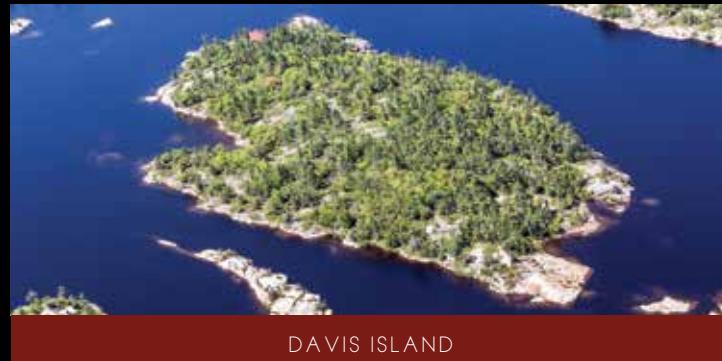


LOBREAU ISLAND

CAD 1,878,888 | ONTARIO, CANADA | 3 ACRES

An executive family's private island retreat in the Kawartha's boasts a one of a kind 3 bedroom 2 bathroom cottage, 2 beaches, a new docking system, 2 separate flat land play areas, 3000 sq. ft. cedar deck on spring fed and river fed Anstruther Lake with 1800 feet of shoreline.

Juan Manny Alvarez | manncure@rogers.com | 416-449-7600



DAVIS ISLAND

CAD 1,400,000 | ONTARIO, CANADA | 9.6 ACRES

Located in the heart of Sans Souci, Davis Island is readily accessible to all amenities and easily accessed by boat with protected, deep water cove ideal for a harbour for all watercraft. A unique opportunity to design and build an extensive family compound in a spectacular island setting.

George Webster | george.webster@moffatdunlap.com | 416 938 9350

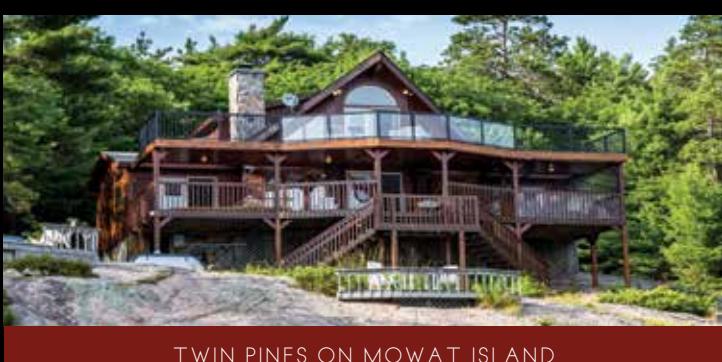


MANCHEE ISLAND

CAD 1,580,000 | ONTARIO, CANADA | 5.2 ACRES

The 3 season home of a noted local builder, this private island features a gracious custom built, 3 bedroom, 2 bath main cottage, a 550 sq.ft. guest cabin, a covered 2 slip boat shed, a dockside workshop, spacious terraced decking for waterside entertaining and generous docking for 6-8 boats.

George Webster | george.webster@moffatdunlap.com | 416 938 9350



TWIN PINES ON MOWAT ISLAND

CAD 1,690,000 | ONTARIO, CANADA | 12 ACRES

Located on the southern shore of Mowat Island in Parry Sound, Twin Pines is comprised of a spacious custom designed 2 storey 3 bedroom main cottage, a dry dock boathouse with second storey loft, a sleeping cabin, a large beach protected by an extensive break wall and miles of groomed trails.

George Webster | george.webster@moffatdunlap.com | 416 938 9350



INVERNAIR ON MOWAT ISLAND

CAD 2,250,000 | ONTARIO, CANADA | 24.95 ACRES

Invernaire comprises 2 large lots on the eastern end of Mowat Island totaling 3,850 feet of frontage. One of the 2 lots has been enhanced with a 2400 sq. ft., 4 bedroom main cottage and a 3 bedroom guest cottage, both of which overlook a long stretch of sand beach and a calm sheltered harbour.

George Webster | george.webster@moffatdunlap.com | 416 938 9350

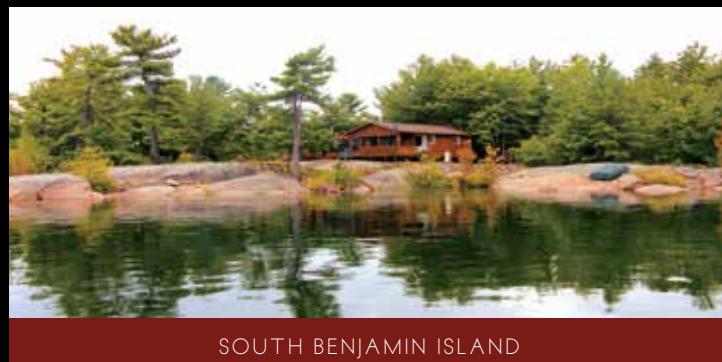


ISLAND C-935

CAD 1,300,000 | ONTARIO, CANADA | 5.4 ACRES

This 5.4 acre private island with a cedar log cottage in Georgian Bay is located in a prime location with panoramic open water views. There is excellent sheltered docking and swimming in the back bay as well as a beautiful smooth granite shoreline and mature white pine.

Michael Gerhardt | gerhardt65@gmail.com | 705 746 4221



SOUTH BENJAMIN ISLAND

CAD 1,500,000 | ONTARIO, CANADA | 13 ACRES

This property, the only privately held parcel on the unbelievably scenic and known around the world Benjamin Islands is now available. Presently, a beautiful private cottage, dock and support buildings highlight the property and no building permits are required for future building.

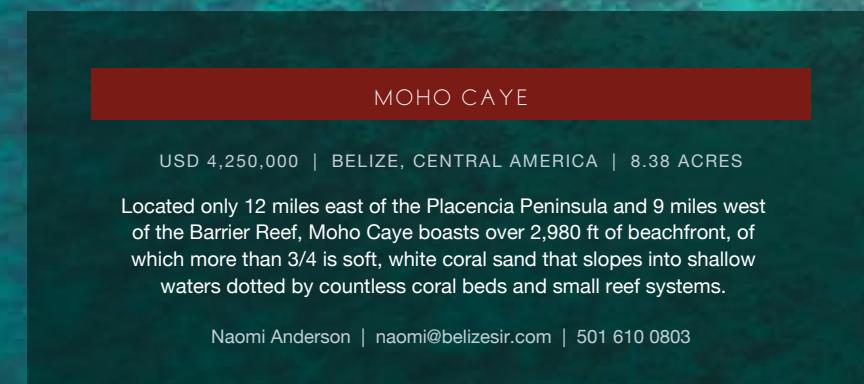
Jonathan Stewart | jonathanstewart@me.com | 705 253 7100

**CRAWL CAYE**

USD 3,950,000 | BELIZE, CENTRAL AMERICA | 48 ACRES

Ideally situated 26 miles east northeast of Belize City and 15 miles east of the Belize Barrier Reef. This 48 acre private island is available and just beckoning the right person with the vision to transform this gem into a world-class island resort.

Private Islands Inc. | [info@privateislandsinc.com](mailto:info@privateislandsinc.com) | 647 477 5581

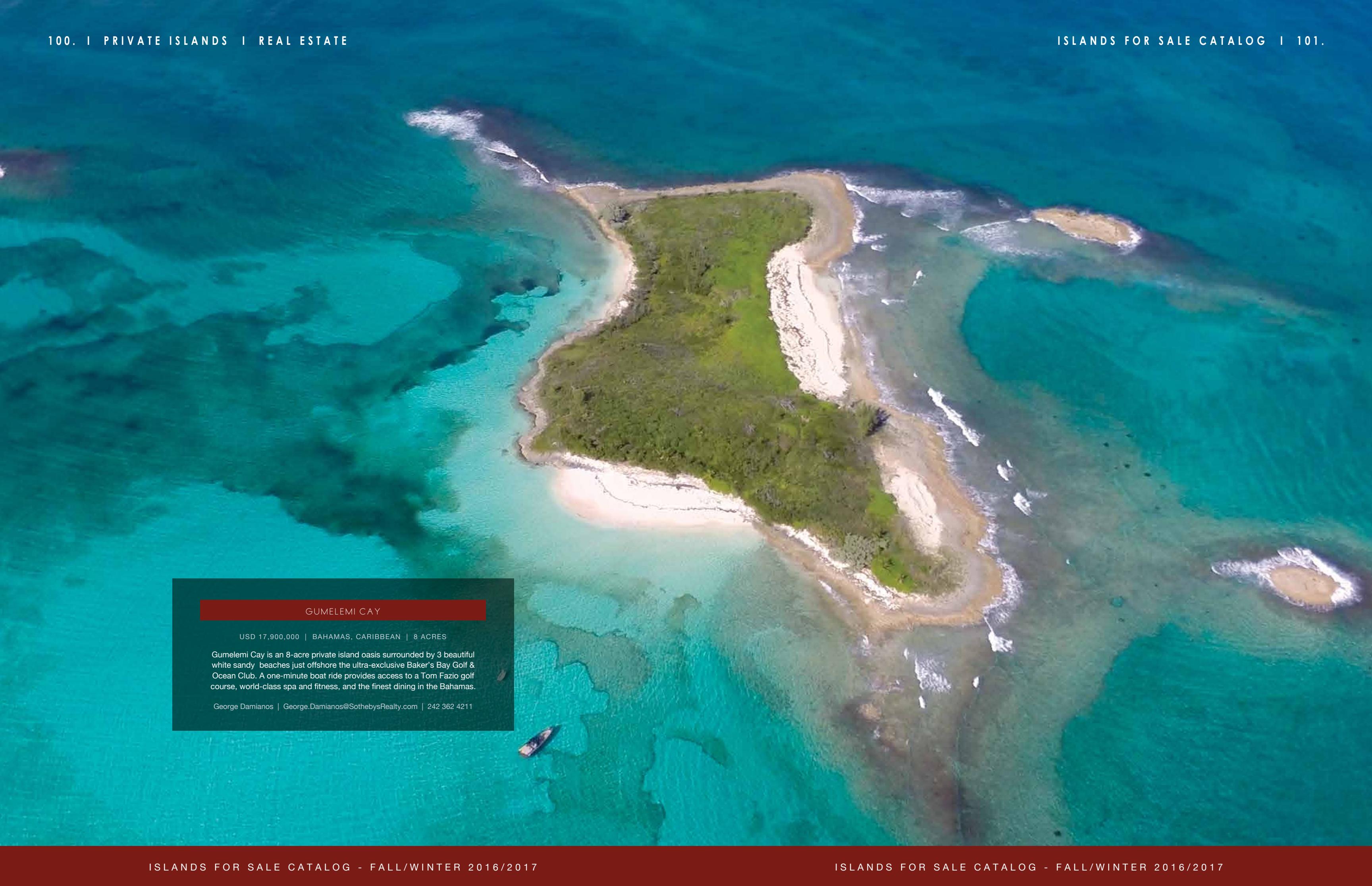


MOHO CAYE

USD 4,250,000 | BELIZE, CENTRAL AMERICA | 8.38 ACRES

Located only 12 miles east of the Placencia Peninsula and 9 miles west of the Barrier Reef, Moho Caye boasts over 2,980 ft of beachfront, of which more than 3/4 is soft, white coral sand that slopes into shallow waters dotted by countless coral beds and small reef systems.

Naomi Anderson | [naomi@belizesir.com](mailto:naomi@belizesir.com) | 501 610 0803



**GUMELEMI CAY**

USD 17,900,000 | BAHAMAS, CARIBBEAN | 8 ACRES

Gumelemi Cay is an 8-acre private island oasis surrounded by 3 beautiful white sandy beaches just offshore the ultra-exclusive Baker's Bay Golf & Ocean Club. A one-minute boat ride provides access to a Tom Fazio golf course, world-class spa and fitness, and the finest dining in the Bahamas.

George Damianos | [George.Damianos@SothebysRealty.com](mailto:George.Damianos@SothebysRealty.com) | 242 362 4211



ECHO ISLAND

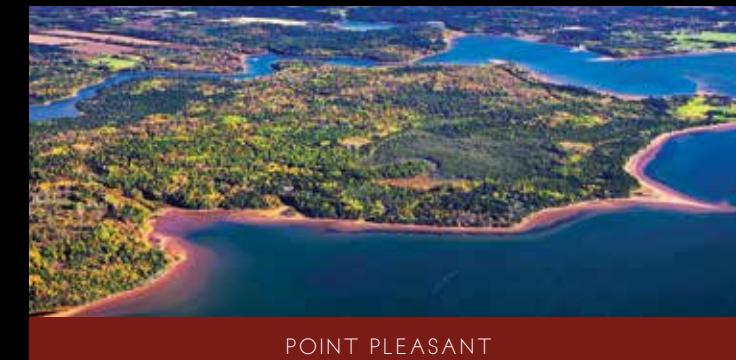
CAD 3,290,000 | ONTARIO, CANADA | 16.26 ACRES

Located in the heart of Sans Souci, Georgian Bay and at the edge of the water access Massasauga Wilderness Park lies this 6000 sq.ft. post and beam beauty. From the towering 30 ft. cathedral ceiling and floor to ceiling glass windows, the view to the sunset is simply magnificent. There are 3 floor to ceiling fireplaces, a spacious loft and an expansive commercial style kitchen.

Just down the lane from the main lodge separated for privacy is a post and beam guest cabin, also with 30 ft. cathedral ceilings with floor to ceiling glass, a loft, kitchenette, 3 piece bath, gas stove and spacious verandah. Near the water you will find a large boathouse, a sheltered bay with a sand beach and a custom 50 ft. steel tube dock.

This is one of the nicest offerings at present in this fabulous water access community. This well developed property is perfectly suited to serve as a multi-generational family compound.

DENNIS HAUCK | DENNIS@HAUCKONLINE.COM | 1 877 685 2925

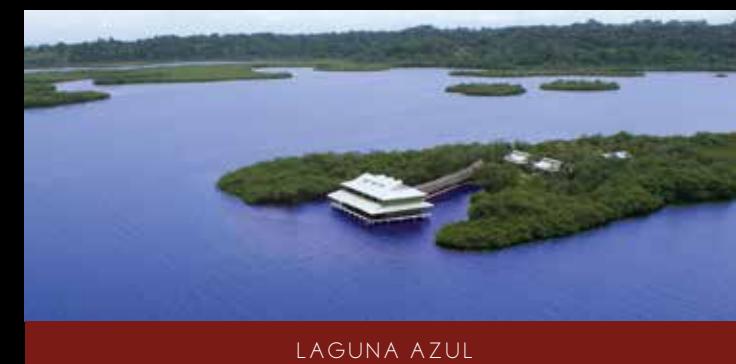


POINT PLEASANT

USD 2,900,000 | PEI, CANADA | 500 ACRES

This beautiful 500 acre point is the largest property available for sale in PEI located in the southeastern part in Murray Harbor, Kings Country with beautiful sandy beaches bordering the 3 miles of oceanfront. The majority of the island is covered with groves of oak, birch and white spruce trees.

C. Guy Cooper | cgc123@gmail.com | 604 724 8219

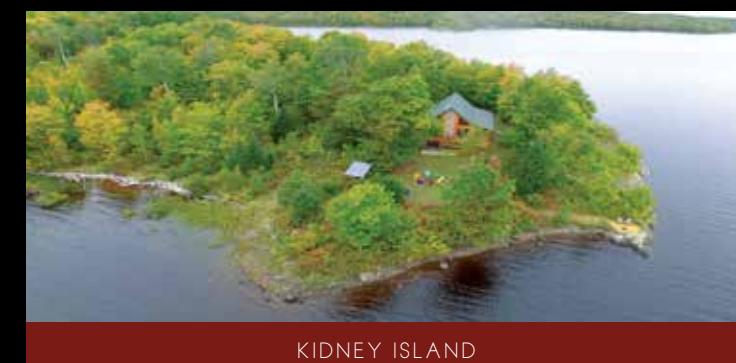


LAGUNA AZUL

USD 1,480,000 | PANAMA, CENTRAL AMERICA | 2.47 ACRES

The Laguna Azul Eco Boutique Hotel with spacious ambiances is built right on the sea with top-notch construction, water-treatment plant, power generator and rainwater harvesting system. Surrounded by untouched mangrove, the area is ideal for snorkeling and canoeing, and is home to turtles and dolphins.

Paola Vaisberg | vaisbergproducciones@gmail.com | +5491155269649



KIDNEY ISLAND

USD 674,000 | WISCONSIN, UNITED STATES | 8.5 ACRES

This beautiful 4 bedroom, 2 bath family log home retreat since 2007, is being offered turn-key. The home is totally independent and off the grid on an 8.5 acre parcel on 33 acre Kidney Island on the Gile Flowage. The remaining 25 acres are owned by the county and will not be developed.

Private Islands Inc. | info@privateislandsinc.com | 647 477 5581

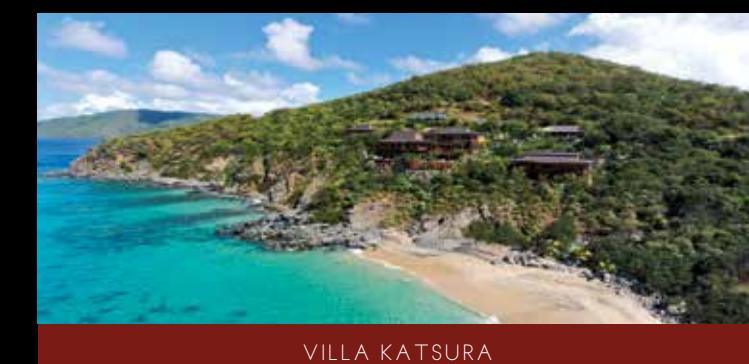


OUTON'S ISLAND

USD 1,450,000 | PEI, CANADA | 211 ACRES

Located in the protected Alberton Harbor 400 meters off the northeast shore of Prince Edward Island, Oulton Island is largely forested in spruce and rimmed with beautiful sandy beaches with 2.5 miles of shoreline. Included in the price is a 3 acre point on the PEI mainland.

C. Guy Cooper | cgc123@gmail.com | 604 724 8219

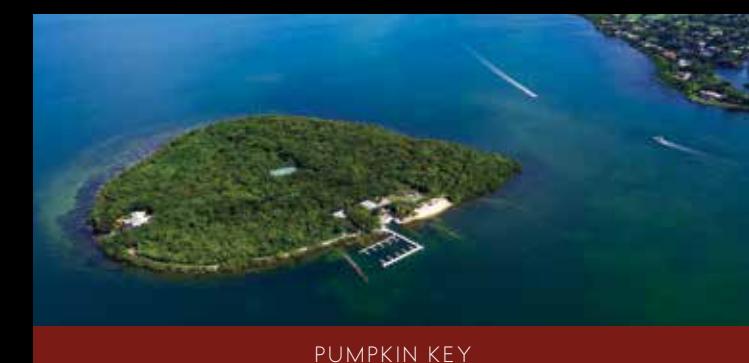


VILLA KATSURA

PRICE UPON REQUEST | BVI, CARIBBEAN | 2.79 ACRES

Completed after 7 years of meticulous craftsmanship in 2014, this 5 bedroom, 12 bath estate has 3 separate pavilions and immaculately manicured grounds accented with waterfalls, koi ponds, stone walkways and bamboo groves. Katsura's own sandy beach offers excellent swimming and snorkelling.

Maritha Keil | maritha@bvisir.com | 284 494 5700



PUMPKIN KEY

USD 95,000,000 | FLORIDA, USA | 26 ACRES

This self sufficient private island is located in the Florida Keys and features a main 3 bedroom home, 2 caretaker's cottages, dock master's apartment and office, a 20-slip marina, tennis courts and golf cart paths. Complete with shore accommodations at Ocean Reef with dockage.

Russell Post | Russell.Post@sothebysrealty.com | 305 367 2027

**CAYO IGUANA**

USD 750,000 | NICARAGUA, CENTRAL AMERICA | 5 ACRES

Located only 30 min by boat from Bluefields, Nicaragua - Cayo Iguana boasts a 3 bedroom, 2 bathroom home, caretakers accomodation and private pier. Manager and staff are already in place. Perfect for a high end rental business.

Private Islands Inc. | [info@privateislandsinc.com](mailto:info@privateislandsinc.com) | 647 477 5581, ext 111



## NUKUDRA ISLAND

PRICE UPON REQUEST | FIJI, SOUTH PACIFIC | 46 ACRES

This island is located in Netewa Bay and is subdivided into 25 individual lots with separate titles. All of the lots are beachfront or waterfront and some allow for over-water villas. The topography of the island is incredible with 7 peaks that rise up out of the sea; every home will have an amazing view.

Private Islands Inc. | [islands@privateislandsonline.com](mailto:islands@privateislandsonline.com) | 647 477 5581



### SALT CAY PARCELS

USD 399,000 | TURKS AND CAICOS, CARIBBEAN | 2.4 ACRES

An exclusive opportunity for those looking for a rare and pristine piece of beachfront property in the beautiful and highly sought after Turks & Caicos Islands. Located on Salt Cay, these two pristine 2.4 acre sections are located adjacent to one another on the southern tip of this gorgeous Caribbean cay, and provide a perfect location for a large villa or small boutique resort. With a westerly facing orientation, a stunning vista awaits, allowing you to watch as the annual migratory humpback whales pass by only a few hundred yards from your own beachfront.

An ideal property for a whale watching resort, eco lodge, or private residence, this property is situated with a gentle sea breeze at your back. Access to the land is via a sandy track from the Salt Cay airstrip, and with the nearest neighbors a mile to the north, this idyllic location is suited for those valuing their privacy and contemplating becoming one with nature.

GARETH BUTLER | GARETH@MERIDIANTRUST.TC | +1649 941 3082

ISLANDS FOR SALE CATALOG - FALL/WINTER 2016/2017

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